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CHAPTER 11

ZONING

SECTION 11.100 GENERAL PROVISIONS

11.101 SHORT TITLE

This Chapter shall be officially known and cited as the Zoning Ordinance of the City of Round Rock, Texas. References to “this Chapter” or “the Chapter” shall be interpreted as references to the Zoning Ordinance.

11.102 AUTHORITY

This Chapter is adopted under authority of the constitution and laws of the State of Texas, including particularly Chapter 211, Texas Local Government Code, and pursuant to the provisions of the City Charter.

11.103 SCOPE AND PURPOSE

This Chapter is adopted for the purpose of promoting the public health, safety and general welfare of the citizens of the City. More specifically, this Chapter provides for the division of land into different districts that, in combination with the regulations pertaining to such districts, are designed in accordance with the General Plan to achieve objectives that include, but are not limited to, the following:

- (a) Promote the beneficial and appropriate development of all land and the most desirable use of land in accordance with a well-considered plan;
- (b) Protect the character and the established pattern of desirable development in each area;
- (c) Prevent or minimize land use incompatibilities and conflicts among different land uses;
- (d) Maintain property values by stabilizing expectations and ensuring predictability in development; and
- (e) Establish a process that effectively and fairly applies the regulations and standards of this Chapter and respects the rights of property owners and the interests of citizens.

11.104 RULES OF CONSTRUCTION

In the interpretation of provisions in this Chapter, the rules of this section shall be observed and applied, except when the context clearly indicates or requires otherwise:

- (a) For the purpose of this section, certain terms and words are hereby defined; terms not defined herein shall be construed in accordance with adopted building codes or their customary usage and meaning.

- (b) Words used or defined in one tense or form shall include other tenses and derivative forms.
- (c) Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
- (d) The masculine gender shall include the feminine and the feminine gender shall include the masculine.
- (e) The word "shall" is mandatory.
- (f) The word "may" is permissive.
- (g) The word "person" includes individuals, firms, corporations, associations, trusts and any other similar entities or groupings of such entities.
- (h) The word "building" shall include the word "structure."
- (i) The word "City" shall mean the City of Round Rock, Texas.
- (j) The term "City Council" or the word "Council" shall mean the City of Round Rock City Council.
- (k) The word "Chapter" shall mean Chapter 11 (Zoning Ordinance), City of Round Rock Code of Ordinances, as amended.
- (l) The word "Code" shall mean the City of Round Rock Code of Ordinances, as amended.
- (m) The terms "Planning and Zoning Commission" or "Planning Commission" or the word "Commission" shall mean the City of Round Rock Planning and Zoning Commission.
- (n) In the case of any difference of meaning or implication between the text of this Chapter and any caption, number, illustration or table, the text shall control, unless otherwise specifically noted herein.

11.105 JURISDICTION

This Chapter shall apply to all land within the City limits. All structures and land uses constructed or commenced after the effective date of this Chapter, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Chapter shall be subject to this Chapter.

11.106 MINIMUM REQUIREMENTS

- (a) In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements adopted for the promotion of public health, safety, and general welfare.

- (b) Whenever the requirements of this Chapter are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the requirement that is most restrictive or that imposes higher standards as determined by the Zoning Administrator shall govern.
- (c) The issuance of any permit, certificate or approval in accordance with the standards and requirements of this Chapter shall not relieve the recipient of such permit, certificate or approval from the responsibility of complying with all other applicable requirements of any other city, state or federal agency having jurisdiction over the structures or land uses for which the permit, certificate or approval was issued.

11.107 GENERAL PLAN

The document entitled General Plan 2000 was adopted as the comprehensive plan on June 10, 1999 in Ordinance No. 99-06-10-9C1. A true and correct copy of the General Plan 2000 shall be kept on file in the City Secretary's Office of the City of Round Rock. The General Plan 2000 is referred to in this Code as the "General Plan".

It is intended that this Chapter implement the City's planning policies as adopted as part of the General Plan, as amended and periodically updated.

(Ordinance No. G-03-11-13-10B2 of November 13, 2003)

11.108 EFFECTIVE DATE

This Chapter shall become effective and be in full force and effect on June 10, 2002 with approval by the City Council, as duly attested by the Mayor and City Secretary.

11.109 INTERPRETATION

Any use that is not specifically listed as permitted by this Chapter shall be prohibited.

11.110 COMPLIANCE REQUIRED

No land shall be used and no structure shall be constructed, occupied, enlarged, altered or moved until the following requirements are met.

- (a) All applicable development review and approval processes have been followed.
- (b) All applicable approvals have been obtained.
- (c) All required permits or authorizations to proceed have been issued.

11.111 CONFLICTING PROVISIONS

(1) Conflict with State or Federal Regulations

If the provisions of this Chapter are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law.

(2) Conflict with Other City Regulations

If the provisions of this Chapter are inconsistent with one another or if they conflict with provisions found in other adopted ordinances or regulations of the City, the more restrictive provision will control.

(3) Conflict with Private Agreements

It is not the intent of this Chapter to interfere with, abrogate or annul any easement, covenant, deed restriction or other agreement between private parties. If the provisions of this Chapter impose a greater restriction than imposed by a private agreement, the provisions of this Chapter will control. The City shall not be responsible for monitoring or enforcing private agreements.

11.112 SEVERABILITY

Should any section or provision of this Chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Chapter as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

11.113 TRANSITIONAL PROVISIONS(1) Violations Continue

Any violation of the previous zoning regulations of the City shall continue to be a violation under this Chapter and shall be subject to penalties and enforcement under Section 11.700, Enforcement, unless the use, development, construction or other activity is consistent with the express terms of this Chapter, in which case enforcement action shall cease, except to the extent of collecting penalties for violations that occurred before the effective date of this Chapter.

(2) In accordance with Chapter 245 of the Texas Local Government Code, a completed application submitted prior to the effective date of this Chapter will be reviewed on the basis of any regulations or requirements in effect at the time the completed application is filed; unless, at the applicant's option, the applicant elects to proceed under the new regulations or requirements.

(3) Any applicant that claims exception from any provision of this Chapter based upon a claim of vested rights shall file a Request for Vested Rights Determination with the Zoning Administrator demonstrating:

(a) In reliance upon properly issued permits or approvals,

(i) The applicant made substantial financial commitments or assumed substantial financial obligations within the purview of the activities authorized by said permit or approval; and

(ii) The applicant has proceeded in good faith, and no approvals or permits have lapsed or been revoked; or

- (iii) The applicant has established any other factor which may establish vested rights under State or federal law; or
 - (b) The applicant used its property or filed an application as provided in Texas Local Government Code, Section 43.002 prior to annexation, and that the regulations against which vested rights are claimed are not subject to an exemption as provided in Texas Local Government Code, Section 43.002(c); or
 - (c) The applicant filed an application as provided in Texas Local Government Code Chapter 245 prior to adoption of the regulations against which vested rights are claimed, that the regulations against which vested rights are claimed are not subject to an exemption as provided in Texas Local Government Code Section 245.004 and that the project has not become dormant as defined in Texas Local Government Code section 245.005 and this Chapter.
- (4) After receiving a Request for Vested Rights Determination, the Zoning Administrator shall review the Request and approve, deny or request additional information to be provided for consideration of the request within 20 working days. Upon review of the request, if the Zoning Administrator finds that the applicant has provided sufficient information to establish that one or more permits exists on a project, the Administrator shall issue a certificate to the applicant recognizing vested rights for the project and the terms and conditions required for the continuance of the vested rights.
- (5) This Section shall not extend the time of validity for any permit. Any rights recognized by the application of this Section shall not extend beyond the time periods prescribed for the validity of the permit or permits that were submitted for recognition except by the granting of a variance from the time limit as provided herein.
- (6) Projects from which no completed application has been submitted prior to the effective date of this Chapter shall be subject to all requirements and standards of this Chapter.

(7) Zoning District Name Changes

Zoning districts in the City are renamed as shown in the table below.

Revised District Names			
Previous District Name		Revised District Name	
		Residential Zoning Districts	
	New	SF-R	Single Family – Rural
SF-1	Single Family – Large Lot	SF-1	Single Family – Large Lot
SF-2	Single Family – Standard Lot	SF-2	Single Family – Standard Lot
TF	Two Family	TF	Two Family
	New	TH	Townhouse
MF	Multifamily	MF	Multifamily
		Commercial Zoning Districts	
C-1	General Commercial	C-1	General Commercial
C-2	Local Commercial	C-2	Local Commercial
		Employment Zoning Districts	
	New	OF	Office
	New	BP	Business Park
I-1	General Industrial	LI	Light Industrial
I-2	Industrial Park	LI	Light Industrial
	New	I	Industrial
		Special Purpose Zoning Districts	
	New	PF	Public Facilities
	New	SR	Senior
	New	MI	Mining
OS	Open Space	OS	Open Space
PUD	Planned Unit Development	PUD	Planned Unit Development
		Overlay Zoning Districts	
	Previously Unnamed	H	Historic Overlay
C-3	Historic Commercial	CT	Chisholm Trail Overlay
	New	PV	Palm Valley Overlay

11.114 FILING OF APPLICATIONS

For all applications filed under this Chapter, the following shall apply:

(1) **Application Filed**

Pursuant to Texas Local Government Code, Chapter 245, as amended, the rights to which an applicant is entitled shall accrue on the filing of an application that gives the City fair notice of the project and the nature of the permit sought. An application is considered filed on the date the applicant mails by certified mail or delivers the application to the following address:

City of Round Rock
Department of Planning and Community Development
Attn: Planning Director
301 West Bagdad, Suite 210
Round Rock, TX 78664

(2) **Expiration of Application**

An application shall expire forty-five (45) days after the date the application is filed if:

- (a) the applicant fails to provide the documents or other information necessary to comply with the City's technical requirements relating to the form and content of the application;
- (b) the City provides the applicant no later than ten (10) business days after the date the application is filed written notice of the failure that specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and
- (c) the applicant fails to provide the specified documents or other information within the aforesaid forty-five (45) day period.

(Ordinance No. G-05-09-22-13C2 of September 22, 2005)

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SECTION 11.200 DEVELOPMENT REVIEW BODIES**11.201 ZONING ADMINISTRATOR****(1) Designation**

The City Manager shall designate the Zoning Administrator for the City. Where this Chapter assigns a responsibility, power, or duty to the Zoning Administrator, the Zoning Administrator may delegate that responsibility, power or duty to any other agent or employee of the City whom the Zoning Administrator may reasonably determine.

(2) Powers and Duties

The Zoning Administrator shall have the following powers and duties:

(a) Administration

- (i) The Zoning Administrator shall administer the provisions of this Chapter.
- (ii) The Zoning Administrator shall sit as Chair of the Development Review Committee.
- (iii) The Zoning Administrator shall develop and maintain submittal and application requirements for all procedures contained in this Chapter.
- (iv) The Zoning Administrator may delegate responsibilities, powers or duties to any other agent or employee of the City whom the Zoning Administrator reasonably determines.

(b) Initial Administrative Review

The Zoning Administrator shall review requests or proposals for the following:

- (i) Variances
- (ii) Special Exceptions
- (iii) Text Amendments
- (iv) Official Zoning Map Amendments
- (v) Planned Unit Development (PUD) Applications

(c) Certificate of Zoning Compliance

The Zoning Administrator shall issue Certificates of Zoning Compliance.

(d) Written Interpretation

The Zoning Administrator shall make written interpretations of this Chapter.

(e) Administrative Adjustment

The Zoning Administrator shall render decisions on applications for Administrative Adjustments.

(f) Temporary Use Permit

The Zoning Administrator shall render decisions on applications for Temporary Use Permits.

(g) Enforcement

The Zoning Administrator shall enforce the provisions of this Chapter.

(3) Other Duties

The Zoning Administrator shall perform all other duties imposed under the provisions of the Code, as amended from time to time.

DEVELOPMENT REVIEW COMMITTEE (DRC)(1) Designation

The Development Review Committee (DRC) shall consist of the Zoning Administrator, the City Engineer, the Building Official, the Fire Marshall and any other City staff the Zoning Administrator deems necessary for the professional review of site plans.

(2) Final Decisions

The Zoning Administrator shall serve as chair of the Committee and be responsible for rendering decisions pertaining to zoning matters.

(3) Powers and Duties

The Development Review Committee has the following powers and duties:

(a) Site Plan Review

The DRC shall render decisions on applications for Site Plans in accordance with Section 11.306, Site Plan Review.

(b) Submittal and Application Guidelines

The DRC shall be responsible for the preparation of submittal and application requirements for procedures under its review, and for suggesting appropriate submittal and application requirements to the Zoning Administrator for other procedures in this Chapter.

11.203 HISTORIC PRESERVATION COMMISSION (HPC)(1) Creation

The City Council shall provide for the appointment of a Historic Preservation Commission (HPC) and the regulations and restrictions adopted shall be pursuant to the provisions of applicable statutory requirements for a Historic Preservation Commission under state law.

(2) Powers and Duties

The HPC shall have the following powers and duties pursuant to the provisions of applicable statutory requirements for a Historic Preservation Commission under state law.

(a) Certificate of Appropriateness

The HPC shall render decisions on applications for Certificates of Appropriateness.

(b) Historic District or Landmark Designation

The HPC shall recommend designation of specified areas of the City as Historic Districts or Landmarks.

(c) Partial Tax Exemption for Historic Sites

The HPC shall review applications and make recommendations for action to the City Council regarding partial tax exemptions for historic sites.

(d) Certified Local Government Requirements

Under the certified local government (CLG) agreement with the Texas Historical Commission, the HPC shall administer the requirements of the CLG program as promulgated by the National Park Service.

(3) Membership, Terms and Compensation(a) Number, Appointment

The HPC shall consist of five regular members and one alternate member. Appointment of members shall be made by the City Council at the second regular meeting of the City Council after the City Election. Members shall be residents of the City for the last twelve months and eligible

voters.

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(Ordinance No. Z-04-06-10-12C1 of June 10, 2004)

(b) Terms

Terms of members of the HPC shall be for two years, and shall expire on the 15th day of June; provided, however, that members shall continue to serve until their successors are appointed.

(c) Qualifications

In making appointments to the HPC, the Council shall attempt to maintain a balance of interest and skills on the HPC by assessing the individual qualifications of the candidates including but not limited to their knowledge and demonstrated interest in preservation related fields such as architecture, history, archaeology, planning, or urban or community design. All members shall have a knowledge and demonstrated interest in historic preservation.

(d) Current Members

Members of the HPC on the effective date of this Chapter shall continue to serve until their respective terms expire.

(e) Vacancies

Vacancies shall be filled by the City Council for the unexpired term of any member whose term becomes vacant.

(f) Removal

Any member who misses three consecutive meetings shall forfeit his or her position and a replacement shall be appointed by the City Council to fill the unexpired term.

(g) Compensation

Members shall serve without pay. Members may be reimbursed for actual expenses incurred in the performance of their duties from available funds approved in advance.

(4) Procedures

(a) Chairperson and Vice-Chair

The Chairperson of the HPC shall be elected from the membership of the HPC by a majority of the members of the HPC. A vice-chair to serve in the Chairperson's absence shall be likewise elected.

(b) Secretary

The Zoning Administrator shall designate a staff representative to act as Secretary of the HPC and attend and keep minutes of all meetings. The Secretary shall act only in an advisory capacity and shall participate in its discussions, but shall have no right to vote. The Secretary of the HPC shall also serve as the local preservation officer and fulfill all the duties as may be required under the certified local government agreement with the Texas Historical Commission.

(c) The HPC shall meet at regular intervals with advance notice posted according to the Texas Open Meetings Act.

(d) Special meetings may be called upon request of the Chairperson of the HPC, or upon written request of three members, or upon notice from the Zoning Administrator that a matter requires the consideration of the HPC.

(e) Upon the filing of an application for a certificate of appropriateness in an historic district or historic landmark, the HPC shall hold a hearing within 30 days after the date of filing such application.

(i) The HPC shall render a decision on the application within 30 days of the filing of said application.

(ii) If a decision is not rendered within 30 days after the date of filing such application, it shall be deemed to have been approved and a certificate showing the filing date and the failure to take action on the application within 30 days shall be issued by the HPC on demand. This 30 day timeline is valid except as provided in Section 11.307(8)(b) for procedures pertaining to certificate of appropriateness for demolition.

(f) Three members shall constitute a quorum for transactions of business and no decision shall be rendered without a concurring vote of at least three members. The alternate member shall have the right to vote only when participation is necessary to constitute a quorum.

(Ordinance No. Z-04-06-10-12C1 of June 10, 2004)

(g) The HPC shall follow Roberts Rules of Order.

11.204 ZONING BOARD OF ADJUSTMENT (ZBA)(1) Creation

The City Council shall provide for the appointment of a Zoning Board of Adjustment (ZBA) and the regulations and restrictions adopted shall be pursuant to the provisions of applicable statutory requirements for a Zoning Board of

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(2) Powers and Duties

The ZBA shall have the following powers and duties pursuant to the provisions of applicable statutory requirements for a Zoning Board of Adjustment under state law.

(a) Administrative Appeals

The ZBA shall hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Chapter.

(b) Special Exceptions

The ZBA shall hear and decide special exceptions to the terms of this Chapter.

(c) Variances

The ZBA shall authorize in specific cases a variance from the terms of this Chapter if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this Chapter would result in unnecessary hardship, and so that the spirit of this Chapter is observed and substantial justice is done.

(d) The ZBA shall hear and decide other matters, as authorized by this Code.

(3) Membership, Terms and Compensation

(a) Number, Appointment

The ZBA shall consist of five regular members and four alternate members. Appointment of members shall be made by the City Council at the second regular meeting of the City Council after the City election. Members shall be residents of the City for the last twelve months and eligible voters.

(b) Terms

Terms of the ZBA shall be for two years, and shall expire on the 15th day of June; provided, however, that members shall continue to serve until their successors are appointed.

(c) Current Members

Members of the existing Development Review Board on the effective date of this Chapter shall continue to serve on the ZBA until their respective terms expire.

(d) Vacancies

Vacancies shall be filled by the City Council for the unexpired term of any member whose term becomes vacant.

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(e) Removal

A ZBA member may be removed by the City Council for cause, on a written charge, after a public hearing.

(f) Compensation

Members shall serve without pay. Members may be reimbursed for actual expenses incurred in the performance of their duties from available funds approved in advance.

(4) Procedures

(a) Officers

The Chairperson of the Zoning Board of Adjustment shall be elected from the membership of the ZBA by a majority of the members. A Vice-Chair to serve in the Chairperson's absence shall be likewise elected.

(b) Meetings

Meetings may be called upon request of the Chairperson of the ZBA, or upon written request of three members, or upon notice from the Zoning Administrator that a matter requires the consideration of the ZBA. The Chairperson, or in his or her absence the Vice-Chair, may administer oaths and compel the attendance of witnesses. All meetings of the ZBA shall be open to the public.

(c) Quorum

Four members shall constitute a quorum for transaction of business and no decision shall be rendered without a concurring vote of at least four members.

(d) Notice of Meetings

Public notice of all meetings of the ZBA shall be posted according to the Texas Open Meetings Act.

(e) Rules of Proceeding

The Zoning Board of Adjustment shall adopt its own rules of procedure,

provided that such shall not be in conflict with laws applicable to the ZBA or any provisions of the City Charter.

(f) Minutes

The ZBA shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Zoning Administrator and shall be a public record.

11.205 PLANNING AND ZONING COMMISSION (COMMISSION)(1) Creation

The City of Round Rock, Texas, as a Home Rule City, has by City Charter, all the powers authorized by the Texas Local Government Code, as amended, which are hereby adopted, which authorize the appointment of a Planning and Zoning Commission (Commission), and which set out certain authority and responsibilities for such a Commission.

(2) Powers and Duties

The Commission shall have the following powers and duties pursuant to the provisions of applicable statutory requirements for a Planning and Zoning Commission.

(a) General Plan

The Commission shall prepare and modify the General Plan for the City, for approval and adoption by the City Council.

(b) Text Amendments

The Commission shall review and make recommendations to the City Council in regard to amendments to the text of this Chapter.

(c) Application for Original Zoning

The Commission shall review and make recommendations to the City Council in regard to applications for original zoning.

(d) Zoning Map Amendments

The Commission shall review and make recommendations to the City Council in regard to amendments to the Official Zoning Map.

(e) Planned Unit Development (PUD)

The Commission shall review and make recommendations to the City Council in regard to applications for Planned Unit Developments.

(f) Historic (H) Overlay Designation

The Commission shall review and make recommendations to the City Council in regard to applications for designation of Historic (H) Overlay Districts.

(g) Subdivision and Plat Review

The Commission shall study plans and plats of proposed subdivisions, determine whether such subdivisions meet with all the standards and requirements as required by Chapter 8, "Subdivision Regulations," of the Code, and shall be responsible for rendering decisions on proposed subdivisions.

(h) Other Duties as Assigned by the City Council

The Commission shall perform such other functions as may be duly delegated to them from time to time by the City Council.

(3) Membership, Terms and Compensation

(a) Number, Appointment

The Commission shall consist of nine members. Appointment of members shall be made by the City Council at the second regular meeting of the City Council after the City Election. Members shall be residents of the City for the last twelve months and eligible voters.

(b) Terms

Terms of members of the Commission shall be for two years, and shall expire on the 15th day of June; provided, however, that members shall continue to serve until their successors are appointed. Five members shall be appointed in even number years and four members shall be appointed in odd numbered years.

(c) Current Members

Members of the Planning and Zoning Commission on the effective date of this Chapter shall continue to serve until their respective terms expire.

(d) Vacancies

Vacancies shall be filled by the City Council for the unexpired term of any member whose term becomes vacant.

(e) Removal

Any member who misses three consecutive regular meetings shall forfeit his or her position and a replacement shall be appointed by the City Council to fill the unexpired term.

(f) Compensation

Members shall serve without pay. Members may be reimbursed for actual expenses incurred in the performance of their duties from available funds approved in advance.

(4) Procedures

(a) Officers

The Chairperson of the Planning and Zoning Commission shall be elected from the membership of the Commission by a majority of the members. A vice-chair to serve in the chairperson's absence shall be likewise elected.

(b) Meetings

Members of the Planning and Zoning Commission shall adopt and publish an annual calendar with corresponding submittal dates. The Chairperson shall designate the time and place of such meetings. All meetings of the Commission shall be open to the public. In addition to its regular meetings, meetings also may be called upon request of the Chairperson of the Commission, or upon written request of three members, or upon notice from the Zoning Administrator that a matter requires the consideration of the Commission.

(c) Quorum

A quorum shall consist of a majority of the entire membership of the Commission and any issue to be voted on shall be resolved by a majority of those present.

(d) Notice of Meetings

Public notice of all meetings of the Commission shall be posted according to the Texas Open Meetings Act.

(e) Rules of Proceeding

The Commission shall adopt its own rules of procedure, provided that such shall not be in conflict with laws applicable to the Commission or any provisions of the City Charter.

(f) Minutes

The Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote indicating that fact.

11.206 CITY COUNCIL(1) Powers and Duties

The City Council shall have the following powers and duties as set forth in this Chapter:

(a) Appointments

The City Council shall be responsible for appointing and removing members of the Planning and Zoning Commission, Zoning Board of Adjustment and Historic Preservation Commission.

(b) Certificate of Appropriateness Appeals

The City Council shall hear and render decisions on appeals of the decision of the Historic Preservation Commission on certificate of appropriateness applications.

(c) General Plan Amendments

The City Council shall hear and render decisions on proposed amendments to the General Plan.

(d) Text Amendments

The City Council shall hear and render decisions on proposed text amendments to this Chapter.

(e) Application for Original Zoning

The City Council shall hear and render decisions on applications for original zoning.

(f) Zoning Map Amendments

The City Council shall hear and render decisions on proposed amendments to the Official Zoning Map.

(g) Planned Unit Development (PUD) Zoning Adoption

The City Council shall review, hear and render decisions on applications for Planned Unit Development Zoning.

(h) Historic (H) Overlay Designation

The City Council shall hear and render decisions on designations of Historic (H) Overlay Districts.

(i) Partial Tax Exemption for Historic Sites

The City Council shall hear and render decisions on applications for partial tax exemptions for historically significant sites.

11.207 SUMMARY OF REVIEW AUTHORITY

The following table summarizes the City procedural review structure by review body:

<i>Procedure</i>	<i>Zoning Administrat or</i>	<i>Developmen t Review Committee</i>	<i>Historic Preservatio n Commissio n</i>	<i>Zoning Board of Adjustme nt</i>	<i>Planning and Zoning Commissi on</i>	<i>City Council</i>
Certificate of Zoning Compliance	Decision					
Written Interpretation	Decision					
Administrative Adjustment	Decision					
Temporary Use Permit	Decision					
<i>Development Review Committee</i>						
Site Plan Review		Decision				
<i>Historic Preservation Commission</i>						
Certificate of Appropriateness	Review		Decision			
<i>Zoning Board of Adjustment</i>						
Variance	Review			Decision*		
Special Exception	Review			Decision*		
<i>City Council</i>						
General Plan Amendment	Review				Review*	Decision*
Text Amendment	Review				Review*	Decision*
Application for Original Zoning	Review				Review*	Decision*
Zoning Map Amendment	Review				Review*	Decision*
PUD Development Plan/ Zoning	Review	Review			Review*	Decision*
Designation of Historic Overlay			Review		Review*	Decision*
Partial Tax Exemption for Historic Sites			Review			Decision*

Key: * = Public Hearing

SECTION 11.300 DEVELOPMENT REVIEW PROCEDURES**11.301 REVIEW PROCEDURES****(1) Conformity with Zoning Ordinance**

Every official and employee of the City, vested with the duty or authority to issue a permit or license shall not issue a permit or license for any use, building, or purpose that conflicts with any provision of this Zoning Ordinance. Any permit or license or certificate issued in conflict with the provisions of this Chapter shall be null and void.

(2) Preapplication Conference

The applicant shall request a Preapplication Conference with the Zoning Administrator to discuss procedures, standards, and regulations required by this Chapter for the following:

- (a) Certificate of Appropriateness;
- (b) Special Exception;
- (c) General Plan Amendment;
- (d) Application for Original Zoning;
- (e) Map Amendment (Rezoning);
- (f) Planned Unit Development (PUD);
- (g) Historic (H) Overlay Designation;
- (h) Site Plan; and
- (i) Variance.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(3) Application Forms and Fees

The following regulations shall apply to all applications.

(a) Forms

Applications required under this Chapter shall be submitted on forms and in such numbers as required by the City.

(b) Fees

- (i) Filing fees shall be established from time to time by the City Council to defray the actual cost of processing the application.
- (ii) All required fees shall be made payable to "The City of Round Rock".
- (iii) Current application fees shall be published by the City in the Development Packet on a timely basis. The Development Packet is maintained by the Planning and Community and Development Department and is available for review at its offices.

(4) Application Completeness

An application shall be considered complete if it is submitted in the required form, includes all mandatory information, including all exhibits, and is accompanied by the applicable fee. A determination of application completeness shall be made by the Zoning Administrator within five days of application filing. If an application is determined to be incomplete, the Zoning Administrator shall provide written notice to the applicant along with an explanation of the application's deficiencies. No further processing of the application shall occur until the deficiencies are corrected.

(5) Public Notice Requirements

The purpose of this section is to establish the minimum requirements for notice where required in this Chapter. Unless otherwise specified, when notice is required in this Chapter pursuant to Section 11.301, the notice required is as set forth in subsections (a) and (b) below.

(a) Published Notice-General

- (i) A distinctive Public Hearing Notice shall be placed by the Zoning Administrator at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda items that may be considered or reviewed.
- (ii) The public hearing notice shall be placed according to the following deadlines:
 - 1. Planning and Zoning Commission — Ten days prior to public hearing
 - 2. City Council — Fifteen days prior to public hearing.
- (iii) Published notices shall contain at least the following specific information:
 - 1. The general location of land that is the subject of the application and/or a location map;
 - 2. The legal description or street address;
 - 3. The substance of the application, including the magnitude of proposed development and the current zoning district;
 - 4. The time, date and location of the public hearing;
 - 5. A phone number to contact the City; and
 - 6. A statement that interested parties may appear at the public hearing.

(Ordinance No. Z-06-02-09-9A5 as of February 9, 2006)

(b) Mailed Notice

- (i) Mailed notices shall be mailed according to the following

1. Zoning Board of Adjustment - Ten days prior to public hearing
 2. Planning and Zoning Commission - Ten days prior to public hearing
 3. City Council - Fifteen days prior to public hearing.
- (ii) Mailed notices shall contain at least the following specific information:
1. The general location of land that is the subject of the application and/or a location map;
 2. The legal description or street address;
 3. The substance of the application, including the magnitude of proposed development and the current zoning district;
 4. The time, date and location of the public hearing;
 5. A phone number to contact the City; and
 6. A statement that interested parties may appear at the public hearing.
- (iii) For proposed changes to zoning classifications or boundaries, excluding applications for original zoning, in addition to published notice as set forth in subsection (a), written notice shall be mailed to each owner, as indicated by the most recently approved City tax roll, of real property within 300 feet of the property on which a change in zoning classification or boundary is proposed before the 10th day before the hearing date. Notice may be served by its deposit in the U.S. mail in the City, properly addressed with postage paid.

(Ordinance No. Z-06-02-09-9A5 as of February 9, 2006)

(c) Constructive Notice

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of Chapter 211 of the Texas Local Government Code shall not invalidate any action or proceedings pursuant thereto.

(d) Summary of Notice Required

Published or mailed notice shall be required for development review as shown in the following table.

Procedure	Published	Mailed
Variance		X
Special Exception		X
General Plan Amendment	X	
Text Amendment	X	
Application for Original Zoning	X	X ⁽¹⁾
Zoning Map Amendment	X	X
PUD Development Plan/Rezoning	X	X
Historic Designation	X	X
Partial Historic Tax Exemption		X

⁽¹⁾Mailed notice is included as part of the platting notice mailed to property owners.

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(6) Expiration of Approvals and Permits

- (a) Approvals and permits issued pursuant to this Chapter shall expire according to the following table unless the proposed development for which the approval was given is pursued as described in Section (c), below.

Procedure	Expiration
Certificate of Zoning Compliance	12 months
Written Interpretation	12 months
Administrative Adjustment	12 months
Temporary Use Permits	60 days
Site Plan Review	12 months
Certificate of Appropriateness	12 months
General Plan Amendment	No expiration
Original Zoning	No expiration*
Text Amendment	No expiration
Zoning Map Amendment (Rezoning)	No expiration
Designation of Historic District or Landmark	No expiration
*Except where provided in a Planned Unit Development	

- (b) A Certificate of Zoning Compliance or Written Interpretation stays in effect indefinitely where no change of use or development has occurred or is proposed. Upon modification of use or modified development, the Certificate of Zoning Compliance or Written Interpretation shall expire according to the above table.
- (c) A development for which an approval or permit has been issued pursuant to this Chapter shall be considered pursued as set forth below:
- (i) A complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
 - (ii) In the case of projects where more than one building or phase is to be built, the applicant may submit a series of building permit applications. The first application must be submitted within 12 months from the date site plan approval is granted. Each subsequent application must be submitted within 12 months from the date of issuance of a certificate of occupancy for the previous development.
- (d) Reinstatement of a lapsed approval shall require the same submittal and approval as an original application.

11.302 CERTIFICATE OF ZONING COMPLIANCE

(1) Applicability

- (a) A Certificate of Zoning Compliance shall represent a determination by the Zoning Administrator that a proposed development or use does, in all respects, conform to the provisions of this Chapter.
- (b) A Certificate of Zoning Compliance shall be required for all development, except for residential uses in the SF-R, SF-1, SF-2, and TF districts, prior to beginning development. It shall be unlawful to begin development until the Zoning Administrator has issued a Certificate of Zoning Compliance for such work.
- (c) The following use-related changes are not permitted until the Zoning Administrator has issued a Certificate of Zoning Compliance for the intended use.
 - (i) Changes in the type of land use.
 - (ii) Changes in the type of use or type of occupancy of any building.
 - (iii) The expansion of a building or the associated structures of a business.

(Ordinance No. Z-05-11-10-13E1 of November 10, 2005)

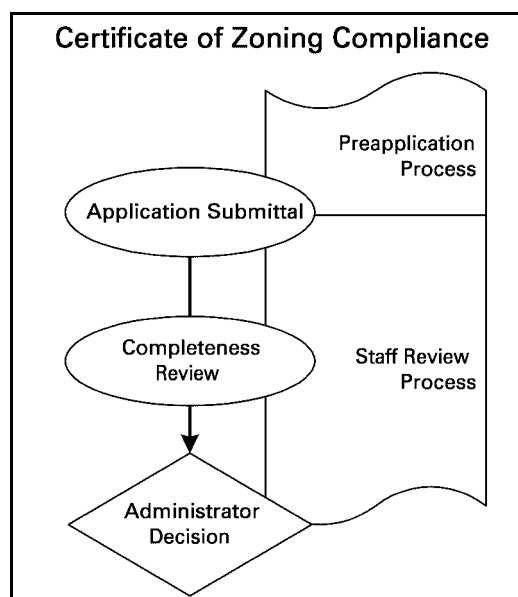
(2) Timing of Application

An application for a Certificate of Zoning Compliance shall be made concurrently with an application for a Site Development Permit or in cases where a Site Development Permit is not required, concurrently with the application for a Building Permit.

(Ordinance No. Z-05-11-10-13E1 of November 10, 2005)

(3) Application Filing

Certificate of Zoning Compliance applications shall be made in writing to the Zoning Administrator on forms provided for that purpose and available in the Planning Department. The Zoning Administrator shall keep a record of all such applications on file.



(4) Zoning Administrator's Review and Action

- (a) If the proposed development, as set forth in an application for a Certificate of Zoning Compliance, is in conformity with the provisions of this Chapter, the Zoning Administrator shall issue a Certificate of Zoning Compliance, provided that all of the following conditions shall apply:

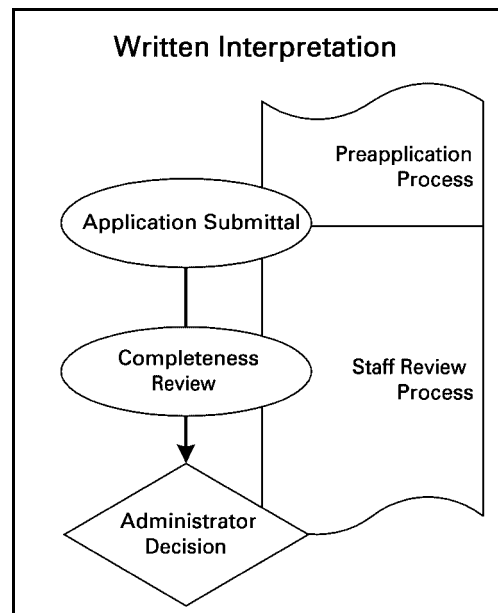
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- (i) Issuance of a Certificate of Zoning Compliance shall in no case be construed as waiving any provisions of this Chapter.
- (ii) The Zoning Administrator shall not grant any exceptions to the actual meaning of any clause, standards, or regulation contained in this Chapter to any person making application to excavate, construct, move, alter or use buildings, structures or land.
- (iii) The Zoning Administrator shall issue a Certificate of Zoning Compliance when the imposed conditions of this Chapter are complied with by the applicant regardless of whether the use of the Certificate would violate contractual or other arrangements (including, but not by way of limitation, restrictive covenants) among private parties.
- (iv) The Certificate of Zoning Compliance shall include a determination that plans, specifications and the intended use of such structure and land do, in all respects, conform to the

provisions of this Chapter. Prior to the issuance of a Certificate of Zoning Compliance, the Zoning Administrator shall consult with all applicable City Departments.

- (b) If the proposed development, as set forth in an application for a Certificate of Zoning Compliance, is not in conformity with the provisions of this Chapter, the Zoning Administrator shall not issue a Certificate of Zoning Compliance. If an application for a Certificate of Zoning Compliance is disapproved, the Zoning Administrator shall state in writing the cause of such disapproval and provide written notice to the applicant.



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WRITTEN INTERPRETATION

- (1) Applicability

The Zoning Administrator shall have authority to make all written interpretations concerning the provisions of this Zoning Ordinance.

(2) Request for Interpretation

A request for interpretation shall be submitted to the Zoning Administrator on a form established by the Zoning Administrator and made available to the public.

(3) Interpretation by Zoning Administrator

The Zoning Administrator shall:

(a) Review and evaluate the request in light of the text of this Chapter, the Official Zoning Map, the General Plan and any other relevant information;

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(b) Consult with other staff, as necessary;

(c) Render an opinion; and

(d) Provide the interpretation to the applicant in writing by mail.

(4) Official Record

The Zoning Administrator shall maintain an official record of interpretations. The record of interpretations shall be available for public inspection during normal City business hours.

11.304 ADMINISTRATIVE ADJUSTMENT

(1) Purpose

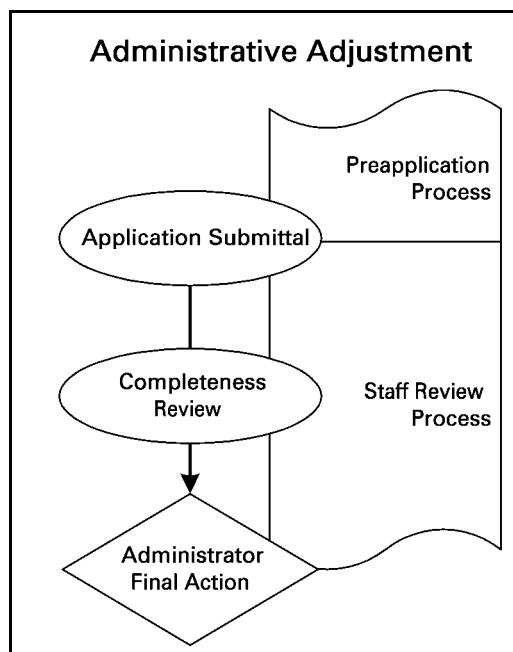
In order to provide a method by which human error may be corrected, administrative adjustments are permitted. Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:

(a) Compatible with surrounding land uses;

(b) Harmonious with the public interest; and

(c) Consistent with the purposes of this Chapter.

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(2) Applicability

The Zoning Administrator shall have the authority to authorize an adjustment of up to ten percent of any numerical standard set forth in Section 11.400, Zoning Districts or Section 11.500, Development Standards. No administrative adjustment shall increase the overall density or intensity of the development.

(3) Review and Action by Zoning Administrator

The Zoning Administrator shall review the application and approve or disapprove the application based upon the criteria below. A written decision including affirmative findings on the criteria set forth below shall be mailed to the applicant.

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(4) Administrative Adjustment Criteria

To approve an application for an administrative adjustment, the Zoning Administrator shall make an affirmative finding that the following criteria are met:

- (a) that granting the administrative adjustment serves a conspicuously obvious and needed purpose;
- (b) that granting the administrative adjustment will ensure an equal or better level of land use compatibility as the otherwise applicable standards;
- (c) that granting the administrative adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations;
- (d) that granting the administrative adjustment will not adversely affect property values in any material way; and
- (e) that granting the administrative adjustment shall be generally consistent with the purposes and intent of this Chapter.

11.304.1 PROPERTY SUBJECT TO CONDEMNATION: ADMINISTRATIVE ADJUSTMENT

(1) Purpose

- (a) Condemnation Administrative Adjustment under this subsection 11.304.1 means adjustment(s) to Chapter 11 of this Code in the special circumstance where governmental condemnation results in zoning law noncompliance.

- (b) For the purpose of this subsection 11.304.1, condemnation includes a purchase or donation of property under the threat of condemnation, but excludes a dedication of property as a condition of zoning, subdivision, site plan, or building permit approval.

(2) Applicability

- (a) Prior to the acquisition of a right-of-way, the landowner or condemning authority may make an application to the Zoning Administrator to modify any of the Chapter 11 zoning regulations listed in paragraph (2) (b) below that will be violated as a result of the governmental condemnation.
- (b) Under this subsection 11.304.1, the following categories subject to Chapter 11 of this Code may be considered by the Zoning Administrator for adjustment: access to public roads, architectural designs, landscaping, lot area, lot depth, lot width, parking, setbacks, and signage.

(3) Review and Action by Zoning Administrator

The Zoning Administrator shall review the application, and approve or disapprove it based upon the criteria enumerated in paragraph (4) below. A written decision including applicable affirmative findings on the criteria set forth in paragraph (4) below shall be mailed to the applicant.

(4) Condemnation Administrative Adjustment Criteria

The Zoning Administrator may approve an application for a Condemnation Administrative Adjustment under this subsection 11.304.1 if, and only if, the proposed adjustment is not detrimental to public health, safety, and welfare. The Zoning Administrator shall consider the following criteria when applicable:

(a) Consistent with Chapter 11 Zoning Regulations

The proposed adjustment is in harmony with the General Plan and purpose and intent of this Chapter.

(b) Harmonious with Character and Scale of Surrounding Area

The proposed adjustment to schematic architectural, signage, and landscaping designs shall be harmonious with the character of the surrounding area.

(c) General Impacts

The likely future impact that the proposed adjustment may have on the following systems and public services: public infrastructure such as roads, parking facilities, water and wastewater systems, police and fire

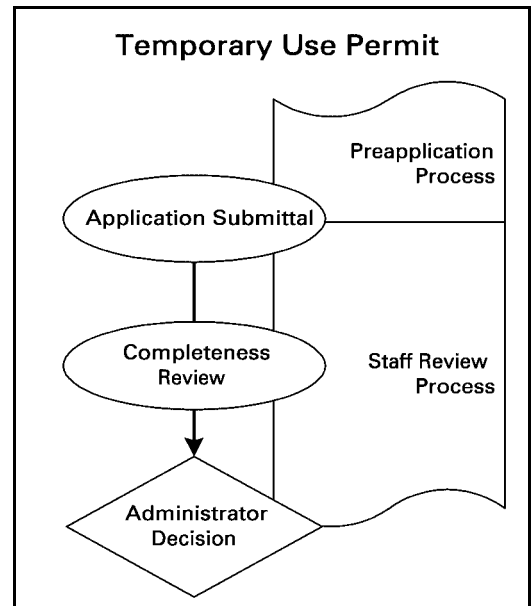
protection, solid waste collection, and the ability of existing infrastructure and existing services to adequately service the property in question.

(d) Traffic Related Impacts

The proposed adjustment does not interfere with the free flow of traffic or create a public safety hazard.

(e) Condemning Authority Impact

The likely cost to the condemning authority if the application is disapproved.



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11.305 TEMPORARY USE PERMIT

(1) Applicability

Before temporary uses are permitted on private or public property, applicants shall obtain a temporary use permit from the Zoning Administrator that outlines conditions of operations to protect the public, health, safety and welfare. Temporary uses shall not be permitted in public rights of way.

(2) Temporary Uses Types

Temporary uses shall be deemed to include short-term or seasonal uses that are not otherwise allowed by the zoning district regulations of this Chapter. The following uses and activities shall be considered temporary uses.

(a) Fundraising Activities by Not-for-Profits

Fundraising or noncommercial events for nonprofit religious, educational or community service organizations where the public is invited to participate in the activities and which last longer than 72 hours, but not longer than 45 days. This description shall not preclude the use of existing religious institutions or other not-for-profit facilities for events conducted entirely within a building.

(b) Other Temporary Uses

Other temporary uses found by the Zoning Administrator to comply with the provisions of this section.

(3) Review and Action by Zoning Administrator

- (a) Application should be made at least 15 days in advance of the requested start date for a temporary use.
- (b) The Zoning Administrator shall make a determination whether to approve, approve with conditions or disapprove the permit within ten days after the date of application and shall determine the length of time that the permit is valid. Permits requested for a temporary building or temporary outdoor storage during expansions, remodeling or reconstruction as provided for in Section 11.425(5) shall be valid for a period of up to one (1) year and an extension may be requested from the Zoning Administrator for a period not to exceed one (1) additional year prior to the expiration of the original temporary use permit issued. All other permits shall be valid for a period between 1 and 45 days.

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(Ordinance No. Z-05-06-23-13C1 of June 23, 2005)

- (c) Where an application has been disapproved by the Zoning Administrator, the applicant shall be notified in writing of the reasons for the disapproval.

(4) Temporary Use Approval Criteria

Temporary uses shall comply with the following standards:

(a) Land Use Compatibility

The temporary use shall be compatible with the purpose and intent of this Chapter and the zoning district in which it will be located. The temporary use shall not

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impair the normal, safe, and effective operation of a permanent use on the same site. The temporary use shall not endanger or be materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the immediate vicinity of the temporary use, given the nature of the activity, its location on the site, and its relationship to parking and access points.

(b) Compliance with Other Regulations

A building permit or temporary certificate of occupancy may be required before any structure used in conjunction with the temporary use is constructed or modified. All structures and the site as a whole shall meet all applicable building code, zoning district, and fire code standards and shall be promptly removed upon the cessation of the use or event. Upon cessation of the event or use, the site shall be returned to its previous condition (including the removal of all trash, debris, signage, attention attracting devices or other evidence of the special event or use).

(c) Hours of Operation and Duration

The duration and hours of operation of the temporary use shall be consistent with the intent of the event or use and compatible with the surrounding land uses. The duration and hours of operation shall be established by the Zoning Administrator at the time of approval of the temporary use permit.

(d) Traffic Circulation

The temporary use shall not cause undue traffic congestion or accident potential, as determined by the City Traffic Engineer, given anticipated attendance and the existing design of adjacent streets, intersections and traffic controls.

(e) Off-Street Parking

Adequate off-street parking shall be provided for the temporary use, and it shall not create a parking shortage for any of the other existing uses on the site.

(f) Public Conveniences and Litter Control

On-site rest room facilities are required. Adequate on-site solid waste containers may also be required. The applicant shall provide a written guarantee that all litter generated by the event or use shall be removed at no expense to the City.

(g) Appearance and Nuisances

The temporary use shall be compatible in intensity, appearance and operation with surrounding land uses in the area, and it shall not impair the usefulness, enjoyment or value of adjacent property due to the

generation of excessive noise, dust, smoke, glare, spillover lighting, or other forms of environmental or visual pollution.

(h) Signs and Attention-Attracting Devices

The Zoning Administrator shall review all signage in conjunction with the issuance of the permit. The Zoning Administrator may approve the temporary use of attention attracting devices that conform to the requirements of the City's sign ordinance.

(i) Other Conditions

The Zoning Administrator may establish any additional conditions deemed necessary to ensure land use compatibility and to minimize potential adverse impacts on nearby uses, including, but not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, requirements for screening/buffering, and guarantees for site restoration and cleanup following the temporary use.

(5) Expiration and Lapse of Approval

If the use described in the temporary use permit has not begun within 60 days from the date of issuance, the temporary use permit shall expire and be of no further effect.

11.306 SITE PLAN REVIEW(1) Applicability

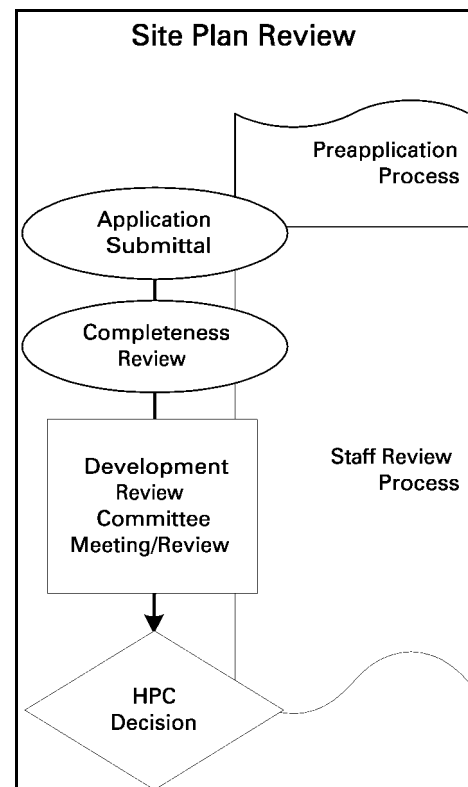
Prior to any development other than single family (attached or detached), an applicant must obtain site plan approval under this section. No such development shall be lawful or permitted to proceed without final site plan approval. All improvements reflected on approved site plans must be constructed at the time of development. All terms and conditions of site plan approval must be met at the time of development.

(2) Approval Process

Site plan applications shall be processed in accordance with the following requirements:

(a) Preapplication Conference

Prior to the submission of an application for site plan approval, all potential applicants are strongly encouraged to request a



preapplication conference with the Zoning Administrator. The purpose of the conference is to respond to any
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questions that the applicant may have regarding any application procedures, standards, or regulations required by this Chapter. Upon receipt of such request, the Zoning Administrator shall afford the potential applicant an opportunity for such a preapplication conference at the earliest reasonable time.

(b) Review and Action by Development Review Committee (DRC)

All site plans shall be submitted to the DRC for review and approval, approval with conditions or disapproval. If the proposed site plan is determined to be consistent with all applicable provisions of this section and all other provisions of the Code, the DRC shall approve the site plan and so advise the applicant in writing. A determination that all such requirements and provisions have not been satisfied shall result in disapproval of the site plan and notice of such disapproval shall be given to the applicant in writing.

(3) Approval Criteria

In order to be approved, a site plan must provide for all of the development requirements of this Chapter, including, but not limited to the following:

- (a) Safe and convenient traffic control and handling;
- (b) Assured pedestrian safety which may include the provision of sidewalks along the perimeter of the property meeting the specifications for same as outlined in Chapter 8 of the Code, Subdivision Regulations, relative to width and placement;
- (c) Efficient and economic public utility and sanitation access;
- (d) Public road or street access;
- (e) Satisfactory internal access; public, private or emergency;
- (f) Adequate parking and maneuvering areas;
- (g) Noise and emission control or dispersion;
- (h) Screening compatibility requirements in accordance with the provisions of this Chapter;
- (i) Runoff, drainage, and flood control;
- (j) Sign location requirements in accordance with the provisions of the Sign Ordinance;
- (k) Location and density of buildings or dwellings where topography or characteristics of the site compel a lower density than would otherwise be

allowed, or require location consistent with accepted engineering practices and principles;

- (l) Landscape plans depicting the landscaping requirements in accordance with Section 11.501 of this Chapter;

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(Ordinance No. G-03-06-26-10B1 of June 26, 2003)

- (m) Legal description or metes and bounds survey that legally describes the building plot and street address; and
- (n) Compliance with any additional site plan approval criteria required for overlay districts or any site plan approval criteria adopted as part of a neighborhood plan or special area plan.

11.307 C E R T I F I C A T E O F
APPROPRIATENESS

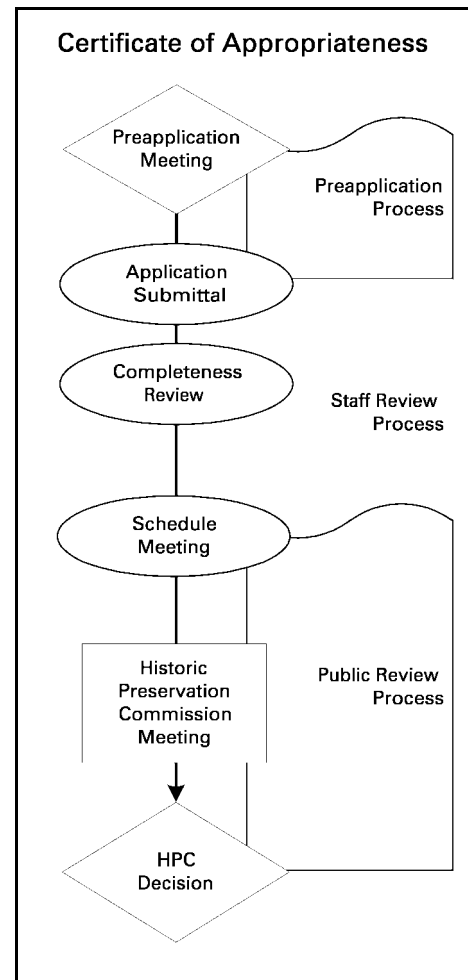
(1) Applicability

A certificate of appropriateness shall be required in the following circumstances before the commencement of development within or work upon any building or structure located within a Historic (H) Overlay District.

- (a) Whenever such work or development requires a building permit or certificate of zoning compliance issued by the City;
- (b) Whenever such work includes the erection, moving, demolition, reconstruction, restoration or alteration of the exterior of any structure or site, except when such work satisfies all the requirements of ordinary maintenance and repair as defined in Section 11.800, Definitions.

(2) Certificate of Appropriateness Required

No building permit shall be issued by the Building Official for any structure or site located within a Historic (H) Overlay District until the application for such permit has been reviewed by the Historic Preservation Commission (HPC) and a certificate of appropriateness has been approved by the Historic Preservation Commission.



(3) Procedures

- (a) After an application for a certificate of appropriateness is submitted, the Secretary to the Historic Preservation Commission shall inform the applicant of the meeting date at which the application shall be considered. The applicant shall have the right to be heard and may be accompanied or represented by counsel and/or one or more construction or design professionals at the meeting.

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- (b) The Zoning Administrator shall review the application and make a recommendation to the Historic Preservation Commission during the meeting at which the application shall be considered.
- (c) After hearing the applicant and any other interested parties, and considering the recommendation from the Zoning Administrator, the Historic Preservation Commission shall take one of the following actions:
 - (i) Approve the proposed work or development and issue a certificate of appropriateness.
 - (ii) Approve the proposed work or development with conditions and issue a conditional certificate of appropriateness.
 - (iii) Disapprove the certificate of appropriateness.
- (d) In the case of the disapproval of a certificate of appropriateness by the Historic Preservation Commission, the HPC shall state in writing the reasons for such disapproval and may include suggestions in regard to actions the applicant might take to secure the approval of the HPC concerning future issuance of a certificate of appropriateness.

(4) Certificate

- (a) It shall be the responsibility of the Zoning Administrator to issue the actual certificate of appropriateness following approval by the HPC, with any designated conditions, and to maintain a copy of the certificate of appropriateness, together with the proposed plans. These shall be public documents for all purposes.
- (b) Work performed pursuant to the issuance of a certificate of appropriateness shall conform to the requirements of such certificate. It shall be the duty of the Building Official to inspect from time to time any work performed pursuant to a certificate of appropriateness to assure such compliance. In the event that such work is not in compliance, the Building Official shall issue a stop work order and/or citation as prescribed by ordinance. The Historic Preservation Commission may request that the Building Official inspect the work and issue a stop work order.

(5) Criteria

The Historic Preservation Commission shall determine whether to grant a certificate of appropriateness based on the following criteria:

- (a) The effect of the proposed change upon the general historic, cultural and architectural nature of the site, landmark or district;

- (b) The appropriateness of exterior architectural features, including parking and loading spaces, which can be seen from a public street, alley or walkway; and
- (c) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the district, contrast or other relation of such factors to other landmarks built at or during the same period, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values.

(6) Guidelines

In all of its determinations of architectural appropriateness and historical integrity in the design and construction of buildings or signs in historic districts, the Historic Preservation Commission shall use the book entitled, "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES: WITH GUIDELINES FOR PRESERVING, REHABILITATION, RESTORING & RECONDITIONING," and the following criteria as guidelines.

- (a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
- (b) The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (c) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
- (f) Weakened architectural features that are found in kind are to be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (g) The surface clearing of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken without approval from the Historic Preservation Commission.
- (h) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and when such design is compatible with the size, scale, color, material, a character of the property, neighborhood or environment. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(7) Supplemental Guidelines

The Historic Preservation Commission may develop and the City Council may approve such supplemental guidelines as it may find necessary to implement the regulations of a particular Historic (H) Overlay District or the findings applicable to the designation of a particular Historic (H) Overlay District. Such guidelines may include, but are not limited to, the following:

- (a) Charts or samples of acceptable materials for siding, foundations, roofs or other parts of buildings;
- (b) Illustrations of appropriate architectural details;
- (c) Specifications of appropriate relationships to streets, sidewalks, other structures and buildings;
- (d) Illustrations of appropriate porch treatments or entrances; or
- (e) Illustrations of appropriate signage or street furniture.

(8) Certificate of Appropriateness for Demolition

(a) Certificate Required

No building or structure within any Historic (H) Overlay District shall be demolished or removed unless such demolition shall be approved by the Historic Preservation Commission and a certificate of appropriateness for such demolition shall be granted.

(b) Procedure

- (i) The procedure for issuance of a certificate of appropriateness for demolition shall be the same as for the issuance of other certificates of appropriateness with the following modification.
- (ii) After the hearing, the Historic Preservation Commission may approve the certificate of appropriateness, thereby authorizing the demolition, or the Historic Preservation Commission may disapprove the certificate of appropriateness and postpone the demolition or removal for a period not to exceed 120 days. The purpose of such a postponement would be to allow the Commission and any interested parties to explore alternatives to demolition.

(c) Supplemental Demolition Criteria

In determining whether to issue a certificate of appropriateness for demolition, the Historic Preservation Commission, and, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified above.

- (i) The uniqueness of the structure as a representative type or style of architecture, historic association or other element of the original designation criteria applicable to such structure or tract.
- (ii) The condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
- (iii) The economically viable alternatives available to the demolition applicant, including:
 - 1. Donation of a part of the value of the subject structure or site to a public or nonprofit agency, including the conveyance of development rights and facade easement.
 - 2. The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.
 - 3. The potential of such structure or site for renovation and its potential for continuing use.
 - 4. The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure. The ability of the subject structure or site to produce a reasonable economic return on investment for its owner, provided, however, that this factor shall not have exclusive control and effect, but

shall be considered along with all other criteria contained in this section.

(9) Appeals

Appeals of certificate of appropriateness decisions made by the Historic Preservation Commission shall be made within 15 days to the City Council.

11.308 VARIANCE(1) Purpose

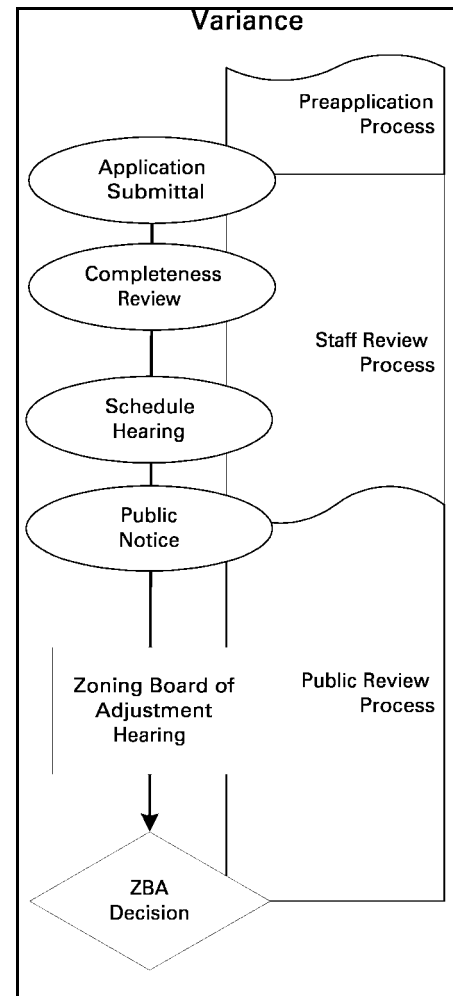
The Zoning Board of Adjustment shall have jurisdiction to hear requests for a variance from the terms of this Chapter. The ZBA shall be authorized to grant a variance from the terms hereof if, and only if, they find that the strict enforcement of this Chapter would create a substantial hardship to the applicant, by virtue of unique special conditions not generally found within the City, and that the granting of the Variance would preserve the spirit and intent of the Chapter, and would serve the general interests of the public and the applicant. Variances may be granted only when in harmony with the general purpose and intent of this Chapter so that public health, safety, and welfare may be secured and substantial justice done.

(2) Approval Process(a) Review and Report by Zoning Administrator

Once the application is complete, the Zoning Administrator shall review the Variance application, subject to the review criteria enumerated in paragraph (3) below, and give a report to the Zoning Board of Adjustment on the date of the scheduled public hearing.

(b) Action by the Zoning Board of Adjustment(i) Notice

The Zoning Board of Adjustment shall mail notice in accordance with Section 11.301(5).



(ii) Variance Review and Public Hearing

1. In conjunction with review of the variance application, subject to the criteria listed in paragraph (3) below, the Zoning Board of Adjustment shall hold a public hearing and shall make a written finding and give its approval; approval with modifications or conditions; or disapproval.
2. It shall take a concurring vote of 75 percent of the members of the ZBA to approve or approve with modifications or corrections an application for a variance from this Chapter.

(3) Criteria for Approval of Variances(a) Required Findings

The Zoning Board of Adjustment shall authorize a variance from the requirements of this Chapter when an unnecessary hardship would result from the strict enforcement of this Chapter. In granting a variance, the ZBA shall prescribe only conditions that it deems not prejudicial to the public interest. In making the required findings, the ZBA shall take into account the nature of the proposed use of the land involved, the existing use of land in the vicinity, the number of persons who will reside or work in the proposed development, the possibility that a nuisance shall be created, and the probable effect of such variance upon traffic conditions and upon public health, convenience, and welfare of the vicinity. No variance shall be granted unless the ZBA finds all of the following:

(i) Extraordinary Conditions

That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Chapter will deprive the applicant of the reasonable use of their land. For example, a variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.

(ii) Application of a Substantial Property Right

That the variance is necessary for the preservation and application of a substantial property right of the applicant.

(iii) Substantial Detriment

That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Chapter.

(iv) Other Property

That these conditions do not generally apply to other property in the vicinity.

(v) Applicant's Actions

That the conditions are not the result of the applicant's own actions.

(vi) General Plan

That the granting of the variance would not substantially conflict with the General Plan and the purposes of this Chapter.

(vii) Utilization

That because of these conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

(b) Insufficient Findings

The following types of possible findings do not constitute sufficient grounds for granting a variance:

- (i) That the property cannot be used for its highest and best use.
- (ii) That there is a financial or economic hardship.
- (iii) That there is a self-created hardship by the property owner or his or her agent.
- (iv) That the development objectives of the property owner are or shall be frustrated.

(c) Limitations

The Zoning Board of Adjustment may not grant a variance when the effect of which would be any of the following:

- (i) To allow the establishment of a use not otherwise permitted in the applicable zoning district.
- (ii) To increase the density of a use above that permitted by the applicable district.
- (iii) To expand a nonconforming land use.
- (iv) To change the zoning district boundaries shown on the Official Zoning Map.

(d) Profitability Not to Be Considered

The fact that property may be utilized more profitably should a variance be granted may not be considered grounds for a variance.

(4) Appeal

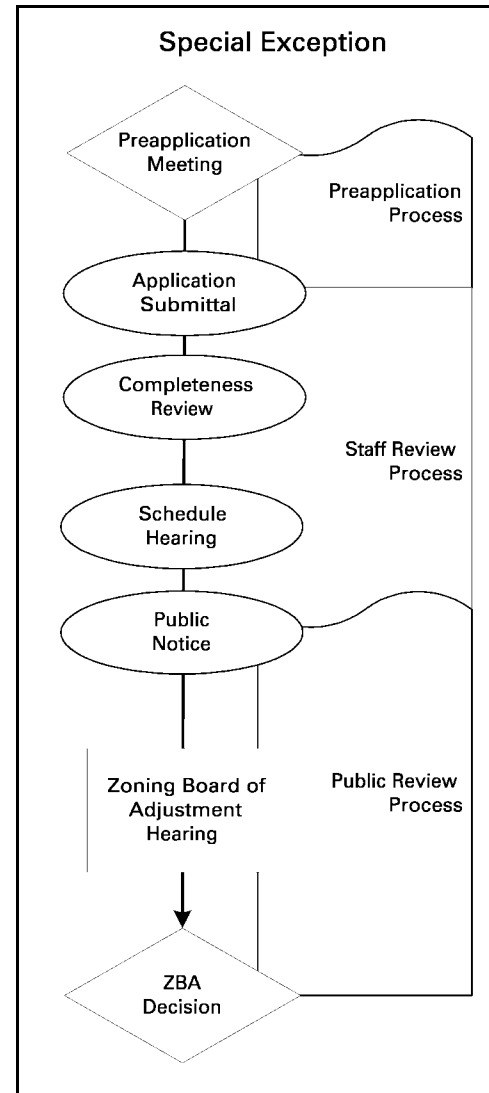
Appeals of the Zoning Board of Adjustment's decision must be made within ten (10) days to the District Court, County Court, or County Court at law in accordance with the Texas Local Government Code.

11.309 SPECIAL EXCEPTIONS(1) Applicability

- (a) Special Exceptions include uses that are generally compatible with the other uses permitted in a zoning district, but require individual review of their location, design, configuration, density and intensity of use or structures, and may require the imposition of conditions in order to ensure the appropriateness of the use at a particular location.
- (b) Uses that may be considered for Special Exception are identified in the Permitted Uses section of each individual district within this Chapter.
- (c) An application for a Special Exception may not be made unless the use is identified as one that may be considered for Special Exceptions in the relevant district, as listed in the Permitted Uses section of each individual district within this Chapter.

(2) Requirement for Concurrent Site Plan Submittal

- (a) Application for a Special Exception must occur in conjunction with the submittal of a Site Plan. The Zoning Board of Adjustment may not render a decision on the Special Exception application until after the Site Plan has been favorably reviewed by the Development Review Committee.



- (b) Any modification to an approved Site Plan that was filed in conjunction with a Special Exception shall cause the Special Exception to become void, regardless of its current status, including already obtained approval by the ZBA. Such Special Exceptions must be resubmitted to the ZBA for consideration using the modified Site Plan. If the modified Site Plan requires Development Review Committee approval, no decision may be rendered on the Special Exception until after the Site Plan has been favorably reviewed by the DRC.

(3) Approval Process

(a) Review and Report by Zoning Administrator

- (i) Once the application is complete, the Zoning Administrator shall review the proposed development in light of the General Plan, subject to the criteria enumerated in paragraph (4) below, and give a report to the Zoning Board of Adjustment on the date of the scheduled Public Hearing.

(b) Zoning Board of Adjustment (ZBA) Action

(i) Notice

The Zoning Board of Adjustment shall mail notice in accordance with Section 11.301(5).

(ii) Public Hearing

1. In conjunction with review of the special exception application, subject to the criteria enumerated in paragraph (4) below, the Zoning Board of Adjustment shall hold a public hearing and approve, approve with modifications or conditions, or disapprove the special exception application.
2. It shall take a concurring vote of 75 percent of the members of the ZBA to approve or approve with modifications or corrections a special exception application.

(iii) Recordation of Action

One copy of an approved special exception permit shall be given to the owner of the property, and one copy shall be filed in the office of the Zoning Administrator.

(4) Special Exception Review Criteria

The Zoning Board of Adjustment may approve an application for a special exception where it reasonably determines that there shall be no significant negative impact upon residents of surrounding property or upon the general public. The ZBA shall consider the following criteria in its review:

(a) Consistent with Zoning Ordinance

The proposed exception shall be specifically listed as permitted by special exception in the zoning district under consideration. The proposed exception shall meet the purpose and intent of this Chapter and the use shall meet all the minimum standards established in this Chapter for this type of use.

(b) Consistent with General Plan

The proposed exception shall be consistent with the development policies and goals and objectives as embodied in the General Plan.

(c) Compatible with Surrounding Area

The required Site Plan shall ensure compatibility with existing land uses in the surrounding area. The proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

(d) Harmonious with Character and Scale of Surrounding Area

The proposed site plan, circulation plan, and schematic architectural, signage, and landscaping designs shall be harmonious with the character of the surrounding area.

(e) Impacts Minimized

The likely impact on public infrastructure such as roads, parking facilities, water and wastewater systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use shall be minimized without negatively impacting existing uses in the area and in the City.

(f) Effect on Natural Environment

The potential creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts shall be minimized.

(5) Additional Conditions

The Zoning Board of Adjustment may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this Chapter and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, additional landscaping, and additional improvements such as curbing, sidewalks and screening.

(6) Appeal

Appeals of the Zoning Board of Adjustment's decision must be made within ten (10) days to the District Court, County Court, or County Court at law in accordance with the Texas Local Government Code.

11.310 GENERAL PLAN AMENDMENTS(1) Applicability

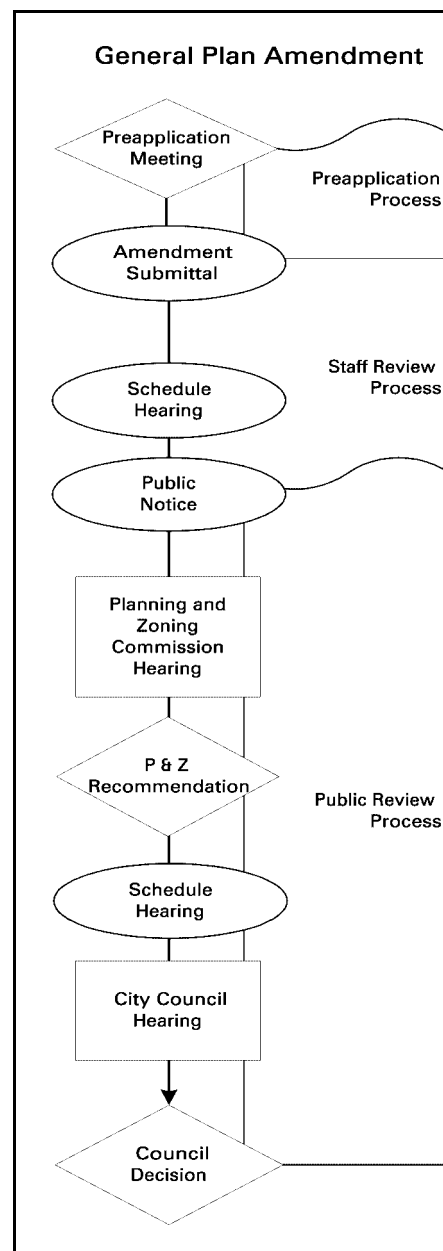
The City Council may, from time to time, amend, supplement, change, modify or repeal the General Plan or portion thereof, after recommendation by the Planning and Zoning Commission.

(2) Procedure before the Planning and Zoning Commission

- (a) The Planning and Zoning Commission shall hold a public hearing to consider all proposed amendments to the General Plan. Notice of the public hearing shall be given in accordance with the procedures in Section 11.301(5).
- (b) Upon such hearing, all interested parties shall have the opportunity to give testimony or make inquiries regarding any proposed amendment.
- (c) After such hearing, the Planning and Zoning Commission shall make its recommendation regarding any proposed amendment.
- (d) Recommendations made by the Planning and Zoning Commission shall be reported to the City Council in writing.

(3) Procedure before the Council

- (a) After receiving the recommendation of the Planning and Zoning Commission, the City Council shall hold a public hearing on same. Notice of the public hearing shall be given in accordance with the procedures in Section 11.301(5).
- (b) The City Council shall be at liberty to accept, reject, or take other action on the recommendation it receives from the Planning and Zoning Commission, provided that such action furthers the health, safety, and general welfare of the residents of the City.



11.311 TEXT AMENDMENT TO ZONING ORDINANCE

(1) Purpose

For the purpose of establishing and maintaining sound, stable, and desirable development within the territorial limits of the City, the text of this Zoning Ordinance shall not be amended except to acknowledge changed or changing conditions in a particular area or in the City generally, or to change the regulations and restrictions of this Chapter. All amendments shall be in accordance with the General Plan.

(2) Initiation of Amendments

An amendment to the text of this Chapter may be initiated by:

- (a) City Council on its own motion; or
- (b) The Planning and Zoning Commission.

(3) Approval Process

(a) Review and Report by Zoning Administrator

The Zoning Administrator shall review the proposed text amendment in light of the General Plan and give a report to the Planning and Zoning Commission on the date of the scheduled public hearing.

(b) Public Hearing and Recommendation by Planning and Zoning Commission

The Planning and Zoning Commission shall publish notice in accordance with Section 11.301(5), hold a public hearing and recommend to the Council such action as the Commission deems proper.

(c) City Council Action

(i) Notice

The City Council shall publish notice in accordance with Section 11.301(5), and hold a public hearing before rendering decisions on a petition to amend this Chapter.

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(ii) Public Hearing

The City Council shall hold a Public Hearing and approve, approve with modifications or conditions, or disapprove the text amendment application.

(4) Review Criteria

In determining whether to approve, approve with modifications or conditions, or disapprove text amendments to this Zoning Ordinance, the City Council shall consider and make findings on the following matters regarding the proposed amendment:

- (a) Whether the proposed amendment is consistent with the General Plan;
- (b) Whether the proposed amendment advances the stated scope and purpose of this Chapter as stated in Section 11.103; and
- (c) Whether the proposed amendment advances the stated purpose of any zoning district it may affect.

11.312 APPLICATION FOR ORIGINAL ZONING

(1) Applicability

All land annexed to the City shall be accompanied by a proposal to zone the affected property to a base zoning district as identified in Section 11.401. It is the intent of the City to zone property when it is annexed. To achieve the City's intent, a property owner may submit a proposal to zone the land being annexed to a base zoning district as identified in Section 11.401 along with the annexation petition. Such zoning district shall be appropriate for the intended use of the property and in accordance with the General Plan. When the intended use of the land being annexed has not been determined and a proposal to zone the land has not been provided by the property owner, the land annexed may be zoned by the City Council at its sole discretion.

(Ordinance No. Z-06-06-08-9B5 of June 8, 2006)

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MAP AMENDMENT (REZONING)

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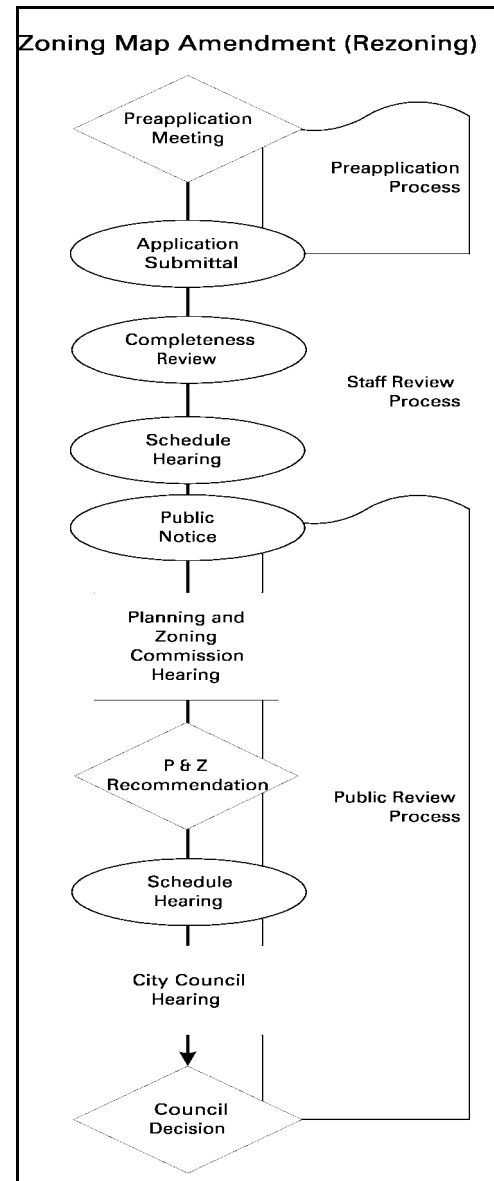
(2) Initiation of Amendments

- (a) City Council on its own motion;
- (b) The Planning and Zoning Commission; or
- (c) Application by property owner.

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(b) Referral to Planning and Zoning Commission

The Zoning Administrator, upon receipt of application to amend the Official Zoning Map, shall refer the same to the Planning and Zoning Commission for study, hearing, and report. The City Council may not enact the proposed amendment until the Commission makes its report to the City Council.

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(c) Public Hearing and Recommendation by Planning and Zoning Commission

The Planning and Zoning Commission shall publish and mail public notice in accordance with Section 11.301(5), shall hold a public hearing and recommend approval, approval with modifications or conditions, or disapproval to the Council.

(d) City Council Action

(i) Notice

The City Council shall publish and mail public notice in accordance with Section 11.301(5), and hold a public hearing before rendering a decision on an amendment to the Official Zoning Map.

(ii) Public Hearing

The City Council shall hold a Public Hearing and approve, approve with modifications or conditions, or disapprove the application to amend the Official Zoning Map.

(iii) Effect of Planning and Zoning Commission Recommendation for Disapproval

If the Planning and Zoning Commission has recommended that the City Council disapprove a potential zoning map amendment, the amendment shall not become effective except by the favorable vote of three-fourths of all members of the City Council.

(iv) Effect of Protest to Proposed Amendment

In accordance with Chapter 211.006 of the Texas Local Government Code, if a written protest that meets the conditions below is presented to the City Secretary prior to the Public Hearing for the Map Amendment, the amendment shall become effective only with the favorable vote of three-fourths of all members of the City Council. The valid protest must be written and signed by the owners of at least 20 percent of either:

1. The area of the lots or land covered by the proposed change; or
2. The area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet

from that area.

(4) Review Criteria

In determining whether to approve, approve with modifications or conditions or disapprove amendments to the Official Zoning Map, the City Council shall consider and make findings on the following matters regarding the proposed amendment:

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- (a) Consistency (or lack thereof) with the General Plan;
- (b) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (c) Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment;
- (d) Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment; and
- (e) Availability of water, wastewater and stormwater facilities suitable and adequate for the proposed use.

(5) Limitation on Reapplication

If an application for rezoning is disapproved by the City Council, another application for reclassification of the same property or any portion thereof to

the same zoning district shall not be filed within a period of 12 months from the date of final disapproval, unless upon initiation by the Planning and Zoning Commission or City Council.

11.314 PLANNED UNIT DEVELOPMENT (PUD)

(1) Applicability

A PUD may be used to permit new or innovative concepts in land utilization, master-planned communities or mixed use developments that other zoning districts do not easily accommodate. A PUD also provides site-specific compatibility standards. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to ensure against misuse of increased flexibility. PUDs are appropriate in areas where the General Plan

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reflects either the specific uses proposed in the PUD or where the General Plan reflects mixed use as a land use category.

(2) Procedure

(a) Initiation of PUD

A PUD application shall consist of a request for original zoning or a zoning change and a development plan.

(b) Preapplication Conference

The purpose of the mandatory preapplication review is to afford the applicant an opportunity to avail himself of the advice and assistance of the City staff before submitting the PUD application.

(c) Review and Recommendation by Development Review Committee

The DRC shall review the original zoning or zoning change and the development plan application and forward its recommendation to approve, approve with modifications or conditions, or disapprove the application to the Planning and Zoning Commission.

(d) Review and Recommendation by Planning and Zoning Commission

The Planning and Zoning Commission shall review the request for either original zoning or a zoning change, along with the development plan application, and recommend approval, approval with modifications or conditions, or disapproval of the same.

(e) Review and Action by City Council

(i) If the PUD zoning application is favorably reviewed by the Planning and Zoning Commission, it shall be sent forward to the City Council with a recommendation for approval under the condition that the development plan with all related information

shall be presented to the City Council. Otherwise it shall be forwarded with an unfavorable recommendation.

- (ii) The Chapter granting a PUD District shall include a statement as to the purpose and intent of the planned development granted therein. All specific conditions of approval that are imposed by the City Council shall be listed in the PUD Chapter and development plans shall be referenced as attachments.

(3) Development Plan Requirements

The development requirements for each separate PUD District shall be included as a part of the development plan for each PUD District and shall include, but may not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, parking, access, streets and circulation, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council may deem appropriate.

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(4) Development Plan Approval Criteria

The form and content of the development plan shall be in sufficient detail to enable the City Council to evaluate the proposal and ascertain that it meets the following:

- (a) The proposal will constitute an environment of sustained stability and shall be in harmony with the character of the surrounding area.
- (b) The proposal is in conformity with the policies, goals and objectives of the General Plan including all its elements and shall be consistent with the intent and purpose of this Section.
- (c) The proposal ensures the provision of adequate public improvements, including but not limited to transportation, drainage, parks, and other public facilities.
- (d) The proposal ensures minimal development-related off-site impacts.

(5) Minimum Requirements

Unless otherwise specified in the approved development plan, the minimum requirements for each development shall be those stated in this Chapter and shall be the requirements of the most restrictive standard zoning district in which designated uses are permitted. Meritorious modification of these standards may be considered.

(6) Density Requirements

Overall density in any Planned Unit Development shall generally equal that shown on the General Plan for the particular location. Lower density may be required to ensure compatibility with surrounding existing neighborhood

densities. Higher densities may be approved at the discretion of the City Council.

(7) Compliance with Applicable City Ordinances

The granting of a PUD designation shall not relieve the developer from responsibility for complying with all other applicable sections of this Chapter, and other codes and Chapters of the City unless such relief is specified in the approved development plan.

(8) Minor Amendment to Development Plan

All changes of use from those approved in the original PUD shall require City Council approval. Minor additions and modifications to the approved development plans meeting the criteria below may be approved by the Zoning Administrator:

- (a) Minor additions to structures, with a floor area no larger than 10 percent of the existing floor area of the main floor, not to exceed 5,000 square feet, provided that overall density of the project does not increase.
- (b) Minor new accessory structures if the location does not interfere with existing site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering).
- (c) Minor additions to parking lots comprising no more than 10 percent of the original number of parking spaces required, not to exceed 25 spaces.
- (d) Clearing or grading that does not exceed 5,000 square feet in area or 10 percent of the site.

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(9) Development Plan is a Subdivision Concept Plan

Approval of a development plan shall also constitute approval of a concept plan for subdivision purposes.

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HISTORIC (H) OVERLAY DESIGNATION

(1) Applicability

This section allows for the designation of areas or properties that are architecturally, archaeologically, culturally or historically significant to the City.

(2) Approval Process

(a) Proposal

- (i) The Historic Preservation Commission, the City Council, the Planning and Zoning Commission, the Zoning Administrator, or owners of one or more parcels of land within an area may propose the designation of a Historic (H) Overlay district. If initiated by the property owner, the application shall be made upon forms or

pursuant to standards set by the Historic Preservation Commission for this purpose.

- (ii) The initial proposal shall include a rationale for the designation of the proposed district, related to the approval criteria and findings provided below.
- (iii) Where practicable, the proposal itself shall include prospective regulations for the historic district or landmark and draft findings to be used by the Historic Preservation Commission, the Planning and Zoning Commission and the City Council in approving the designation of the district. Where such regulations or findings are missing or incomplete in the proposal, they shall be added by the Historic Preservation Commission, in consultation with the Zoning Administrator, and the proposal shall not be forwarded to the Planning and Zoning Commission by the Historic Preservation Commission until they have been added.
- (iv) The proposal for the designation of the historic district shall also include an accurate map or legal description of the area proposed for inclusion in the historic district.

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(b) Interim Control

No building permit shall be issued by the City for alteration, construction, demolition, or removal of any property or structure within an area proposed for designation to the Historic (H) Overlay from the date of the meeting of the Historic Preservation Commission at which an application form is first presented until its final disposition by the City Council unless such alterations, removal or demolition is authorized by formal action of the City Council as necessary for preservation of the public health, welfare, or safety. In no event shall the delay be for more than 120 days.

(c) Process

- (i) The procedure for designating an historic district or landmark and applying the Historic (H) Overlay District regulations to an area of the City shall be the same as for any other zoning map amendment, provided that if the proposal for application of the Historic Overlay District regulations did not originate with the Historic Preservation Commission, the Planning and Zoning Commission shall forward the proposal to the Historic Preservation Commission for its review and comment prior to acting on it.
- (ii) The Historic Preservation Commission shall recommend to the Planning and Zoning Commission one of the following actions:

1. Approve the proposal to apply the Historic (H) Overlay District regulations to the proposed area;
 2. Disapprove the proposal; or
 3. Approve the proposal subject to specified conditions.
- (iii) The Planning and Zoning Commission shall consider the proposal at its next regular meeting and forward its recommendation to the City Council.
- (iv) In considering whether to apply the Historic Overlay District regulations to an area of the City, the Planning and Zoning Commission and the City Council shall give careful consideration to the recommendation of the Historic Preservation Commission.

(3) Approval Criteria

The following criteria shall be considered in determining whether the historic district should be applied to a structure, site or area of the City.

- (a) Character, interest or value of the structure, site or area because of its unique role in the development, heritage or cultural characteristics of the City, State of Texas or nation or other society.
- (b) Occurrence of a notable historical event at the structure, site or area.

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- (c) Identification of the structure, site or area with a person or persons who contributed notably to the culture and development of the city, state, nation or society.
- (d) Embodiment of distinctive elements of architectural design, detail material or craftsmanship related to uniqueness to the area or the distinctiveness of a craftsman, master builder or architect, or a style or innovation.
- (e) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (f) Other unique historical value.

(4) Historic (H) Overlay District Findings

- (a) In recommending the application of the Historic Overlay District to an area of the City, the Historic Preservation Commission shall recommend express findings to the City Council regarding the specific structures, landscapes or other physical aspects of the district on which it bases the determination required by the criteria above.

- (b) Where the designation is made based on the general character of the district or landmark, these findings may include, but shall not necessarily be limited to:
 - (i) Scale of buildings and structures typical of the area.
 - (ii) Architectural style typical of the area.
 - (iii) Architectural period typical of the area.
 - (iv) Building materials typical of the area.
 - (v) Colors used in buildings typical of the area.
 - (vi) Signage and street furniture typical of the area.
 - (vii) Landscapes typical of the area.
 - (viii) Typical relationships of buildings to the landscapes in the area.
 - (ix) Typical relationships of buildings in the area to the street.
 - (x) Setbacks and other physical patterns of building in the area.
 - (xi) Typical patterns of rooflines of buildings in the area.
 - (xii) Typical patterns of porch and entrance treatments of buildings in the area.
- (c) Where the designation is made based on the character of a limited number of specific buildings in the area, the findings may include, but shall not necessarily be limited to:
 - (i) Architectural style of the buildings.
 - (ii) Architectural period of the buildings.
 - (iii) Textures and colors of materials used in the buildings.
 - (iv) Colors of the materials used in the buildings.
 - (v) Rooflines of the buildings.
 - (vi) Porch and entrance treatments of the buildings.
 - (viii) Height and mass of the buildings.
 - (ix) Relative proportions of the buildings (width to height, width to depth).

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11.316 PARTIAL TAX EXEMPTION FOR HISTORICALLY SIGNIFICANT SITES

(1) Definition

As used in this section, "Historic Site" means any historically significant site within the City of Round Rock city limits in need of tax relief to encourage its preservation. Such phrase does not necessarily mean Historic (H) Overlay District as used elsewhere in this Chapter.

(2) Granting of Exemptions

The City Council shall, by Chapter, concurrent with the levy of taxes for each year, approve for partial exemption from ad valorem taxes certain historically significant sites in need of tax relief to encourage their preservation.

(3) Partial Exemptions

Historic Sites approved for exemption by Chapter pursuant to the provisions of this subsection shall have an exemption of 75 percent of the assessed value of the structure and the land. These exemptions may be applied to both residential and commercial property.

(4) Application

For each assessment year for which the owner of property designated a Historic Site desires such property to be partially tax exempt pursuant to provisions of this subsection, the owner shall file with the Williamson County Tax Appraisal District a sworn application, not later than April 1, setting forth the fact that the requirements of paragraphs (5), (6), and (7) of this subsection concerning the preservation and maintenance of the subject structure were being fully satisfied as of January 1 of the year for which application for exemption is being sought. Application forms are to be available at the Round Rock Planning and Community Development Department and at the Williamson County Tax Appraisal Office. The application shall affirmatively set forth the owner's authorization for members of the Historic Preservation Commission to visit and inspect the historic property, as well as examine the books and records as necessary, to certify whether or not the property qualified based upon the criteria of this subsection.

(5) Eligibility

Only properties containing at least one manmade structure are eligible to apply.

(6) Historic Significance

Determinations of historic significance shall be made in accordance with the following criteria:

- (a) Any structure designated as historic by the National Park Service (National Register of Historic Places), the Texas Historical Commission (Recorded Texas Historic Landmark), or the City (Historic (H) Overlay District) shall be considered as having met the historic significance criteria.

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- (b) Any property containing a structure not yet officially designated as historic may qualify as historically significant solely on the basis of architectural authenticity, provided that the structure was built prior to the year 1900. The applicant shall demonstrate architectural authenticity by documenting the date of construction and proving that no major exterior alteration has occurred to the structure. If a major exterior alteration has occurred, and if the alteration was out of character with the style of the original structure, proof that a subsequent restoration has occurred would then be necessary.
- (c) Any property containing a structure not yet officially designated as historic and built during the year 1900 or later may qualify as historically significant provided that it demonstrate:
 - (i) Architectural authenticity, as in paragraph (b) above; and
 - (ii) History, as indicated by a famous person, place, or event. No living person may be the subject of historic significance. A person

must be historically significant in his or her own right, rather than from association with or relation to, an historical person. A person, place, or event shall be considered historically significant if it changed, substantially contributed to changing, or was the result of a change to the course of local history or otherwise substantially contributed to the historical growth and development or to the cultural heritage of the City of Round Rock or Williamson County. The burden of proof for all historic claims rests upon the applicant for an historic property tax exemption. The applicant shall support such claims with documentation in the form of proper footnotes and bibliography. If the claim is one of uniqueness (one of a kind, largest, smallest, oldest, first, etc.), the application is to include documentation from an unbiased source which validates the claim. If oral histories are part of the documentation, the application shall indicate the form of the recorded data (whether tape or transcript), the location of the records, whether or not the data are available to the public, the name of the interviewer and the interviewee, and the date, place, and subject of the interview. Primary source data (writing, publications, photographs, or other historical exhibits originating in association with the person, place, or event) shall take precedence over all other documentation which is a subsequent evaluation of the historic subject. Legal documents shall take precedence over private papers. Testimony from disinterested and authoritative individuals shall take precedence over the testimony of interested persons.

(7) Preservation and Maintenance

The following items shall be used in determining whether a Historic Site has been maintained in accordance with minimum property, structural and health standards:

- (a) Any well, cesspool or cistern shall be securely covered or closed;

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- (b) Dead trees and tree limbs that are reasonably capable of causing injury to a person shall be removed;
- (c) Any structure or portion of a structure which is vacant shall be securely closed so as to prevent unauthorized entry;
- (d) Paint or other coatings shall be applied at reasonable intervals so as to protect the exterior surfaces of a structure which are subject to decay;
- (e) The exterior grounds shall be maintained free of excessive rubbish, garbage, junk or refuse;

- (f) Screens and shutters existing at the time of historic designation or added subsequent thereto shall be maintained in good repair;
 - (g) Broken windows shall be replaced or reglazed;
 - (h) Exterior doors and doorways shall be maintained in good repair and operable condition;
 - (i) Skirting around the structure, if any, shall be maintained in good repair;
 - (j) Porch flooring and supports shall be maintained in a sound condition, capable of bearing an imposed load safely;
 - (k) Railings and handrails of exterior stairs, steps, balconies, porches and other exterior features shall be maintained in a sound condition so as to afford safety;
 - (l) Rotted exterior wood shall be replaced and repainted;
 - (m) Broken or partially missing gutters or downspouts shall be replaced or repaired;
 - (n) Loose bricks or stones in the exterior of a structure shall be re established or replaced and all joints weatherproofed by proper maintenance of appropriate materials;
 - (o) Fences and the exteriors of accessory buildings shall be maintained in reasonable repair, including painting if applicable; and
 - (p) The property shall be kept in conformance with all City codes.
- (8) Tax Assessment of Historic Sites and Determination of the Land Reasonably Necessary for Access and Use Thereof

The City's historic preservation officer shall recommend that portion of land which is reasonably necessary for access to and use of those historic structures for which applications for exemptions are pending. All land in excess of that needed for access and use shall be taxed in the same equal and uniform manner as all other taxable properties in the City. The recommendation of the historic preservation officer shall be forwarded to

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the Chief Appraiser of the Williamson County Tax Appraisal District for review. The determination of the chief appraiser shall be final. The City's Historic Preservation Commission shall take delivery from the Williamson County Tax Appraisal District Office not later than May 1 of each year and prior to the levy of taxes for the current year all pending historic tax exemption applications. Applications received after that date will receive no further consideration. The applications shall have indicated thereon the assessed values of the historic structure and land necessary for access to and use thereof and the assessed value of the land determined to be in excess of that necessary for access to and use thereof.

(9) Procedure before the Historic Preservation Commission

Upon receipt of the sworn application, the Historic Preservation Commission shall cause an inspection of the historic property to be made and may review the books and records as to whether or not the property is historically significant and is being preserved and maintained in accordance with this subsection as of January 1 of that year and shall certify the facts to the City Council not later than June 1, along with the commission's recommendation for approval or disapproval of the application for exemption. The Historic Preservation Commission shall note on the application form any new construction or modification which has been accomplished in accordance with the restrictions placed on the structure by this section.

(10) Procedure before the City Council

Upon receipt of the recommendation of the Historic Preservation Commission, the City Council shall hold a public hearing, concerning same, at which parties in interest and citizens shall have the opportunity to be heard. At least 15 days prior notice of the time and place of such hearing shall be afforded the applicants by regular mail. The City Council shall be at liberty to either accept, reject, or take other action upon the recommendation of the Historic Preservation Commission. The City Council shall enact an ordinance no later than July 15th which names the properties approved for tax abatement.

(11) Rendition and Assessment of Historic Sites for Ad Valorem Taxation

The provisions of this subsection pertaining to partial exemption of historic properties do not change the provisions of any other ordinance or section of the Code pertaining to taxation, and the applicant's properties shall be rendered and assessed in the same manner as any other property in the event the City Council elects to disapprove the application for exemption.

11.317 TREATMENT OF PROPERTY WITHOUT A ZONING CLASSIFICATION

Property that was annexed without a zoning classification or property existing within the City limits without a zoning classification, shall be treated as follows:

- (1) a parcel of land that is less than ten (10) acres shall be treated as if it were zoned SF-R (Single Family - Rural); and
- (2) a parcel of land that is ten (10) acres or more shall be treated as if it were zoned AG (Agricultural).

(Ordinance No. Z-06-06-08-9B5 as of June 8, 2006)

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SECTION 11.400 ZONING DISTRICTS**11.401 ESTABLISHMENT OF DISTRICTS****(1) Districts**

For the purpose of this Zoning Ordinance, portions of the City, as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
SF-R	Single Family – Rural
SF-1	Single Family – Large Lot
SF-2	Single Family – Standard Lot
MH	Manufactured Housing
TF	Two Family
TH	Townhouse
MF	Multifamily
Commercial Zoning Districts	
C-1	General Commercial
C-1a	General Commercial - Limited
C-2	Local Commercial
Employment Zoning Districts	
OF	Office
BP	Business Park
LI	Light Industrial
I	industrial
Special Purpose Zoning Districts	
AG	Agricultural
PF	Public Facilities
SR	Senior
MI	Mining
OS	Open Space
MU-1a	Mixed-Use Southwest Downtown
PUD	Planned Unit Development
OVERLAY ZONING DISTRICTS	
H	Historic Overlay
CT	Chisholm Trail Overlay
PV	Palm Valley Overlay

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004 as amended by Ordinance No. Z-05-06-23-13C2 of June 23, 2005, Ordinance No. Z-05-11-10-13E1 of November 10, 2005, Ordinance No. Z-05-12-01-8B5 of December 1, 2005, and Ordinance No. Z-06-06-08-9B5 of June 8, 2006)

(2) Official Zoning Map

- (a) The City is hereby divided into the above zoning districts, as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Chapter. The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Secretary and bearing the Seal of the City of Round Rock under the following words:

"This is to certify that this is the Official Zoning Map referred to in Section 11.401 (2) of Ordinance No. ____ of the City of Round Rock, Texas."

- (b) If, in accordance with the provisions of this Chapter and Section 211.006 of the Texas Local Government Code, as amended, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map, within five business days after the amendment has been approved by the City Council and signed by the Mayor.
- (c) Approved zoning changes shall be entered on the Official Zoning Map by the Zoning Administrator and each change shall be identified on the Map with the date and number of the Ordinance making the change.
- (d) No change of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with procedures set forth in this Chapter. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Chapter and punishable as provided under Section 11.700 of this Chapter.
- (e) Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Zoning Administrator, shall be the final authority as to the current zoning status of land and water areas, buildings and other structures in the City. The Official Zoning Map shall be available to the public at all hours when the City Hall is open to the public.

(3) Replacement of Official Zoning Map

- (a) In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions, the City Council shall, by ordinance, adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City and date under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of Ordinance No. ____ of the City of Round Rock, Texas."

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- (b) Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

(4) Rules for Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- (a) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- (b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (c) Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- (d) Boundaries indicated as following railroad lines shall be construed to be midway between the rails of the main line.
- (e) Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- (f) Boundaries indicated as parallel to or extensions of features indicated in paragraphs (a) through (e) above shall be so construed. Distances not specifically indicated in a classification amendment shall be determined by the scale of the map.
- (g) Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by paragraphs (a) through (f) above, the Zoning Administrator shall interpret the district boundaries.

(5) Uniform Application of District Regulations

The regulations set by this Chapter within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- (a) Except for residential uses in SF-R, SF-1, SF-2, and TF districts, no person shall initiate any development or construction activity, including site preparation, foundation forming, sign erection, construction, improvement, repair or demolition within the city limits without first applying for and obtaining a certificate of zoning compliance as required in Section 11.302.

- (b) No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.

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11.402 DISTRICT SUMMARIES

The following sections describe the types of permitted uses, density and development standards, and any other development standards for each zoning district.

(1) Permitted Uses

(a) Uses Permitted By Right (P)

Uses listed as permitted by right are permitted. Such uses are subject to all other applicable regulations of this Chapter.

(b) Uses Permitted Subject to Special Standards (P/S)

Uses listed as permitted with conditions are permitted, provided that the use meets the supplementary use standards referenced in the far right “Special Standards” column of the summary table contained within each zoning district. Such uses are subject to all other applicable regulations of this Chapter.

(c) Special Exceptions (SE)

Uses listed as permitted subject to Special Exception criteria are allowed only if approved as a special exception by the Zoning Board of Adjustment in accordance with the procedures of Section 11.309. Special exception uses are subject to all other applicable regulations of this Chapter, including the additional listed standards contained in Section 11.423.

(d) Special Standards

The final column titled “Special Standards” contains a cross-reference to supplementary use standards that apply to specific uses in Section 11.423 or other applicable standards elsewhere in this Chapter.

(e) Uses Not Allowed

Any use, structure, or improvement not specifically permitted is not allowed.

(f) Uses Not Listed

The Zoning Administrator shall use the criteria in paragraph (2) below to assist in determining how an unlisted use should be treated.

(2) Considerations Regarding Principal Uses

- (a) Determination of the appropriate category for a proposed principal use shall be made by the Zoning Administrator in accordance with the provisions of Section 11.303.
- (b) The following shall be used to determine the appropriate classification of any use not listed in this Chapter and whether a use is considered principal or accessory.

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- (i) The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
 - (ii) The relative amount of site area or floor space and equipment devoted to the activity.
 - (iii) Relative amounts of sales from each activity.
 - (iv) The customer type for each activity.
 - (v) The relative number of employees in each activity.
 - (vi) Hours of operation.
 - (vii) Building and site arrangement.
 - (viii) Vehicles used and their parking requirements.
 - (ix) The relative number of vehicle trips generated.
 - (x) Required signage.
 - (xi) How the use is advertised.
 - (xii) The likely impact on surrounding properties.
 - (xiii) Whether the activity is likely to be found independent of the other activities on the site.
- (c) When considering appropriate districts for a use not listed in the use table, the district purpose statements shall be taken into consideration.

(3) Multiple Principle Uses on a Single Parcel or Lot

Where more than one principal use is permitted in the following use tables, such uses may be developed on a single site. Where such mixed uses include any use subject to special exception review, the entire project shall be subject to the special exception review process. Any supplementary use standards shall continue to apply in a mixed-use development.

(4) Prohibited Uses

(a) Uses Not Permitted

Uses determined by the Zoning Administrator, Building Official or Fire Marshall to constitute a hazard, danger, or nuisance to the public because of noise, odor, glare, particulate matter, traffic impediments, or similar reasons, including the storage of hazardous materials (as defined by the National Fire Protection Association Guide or any successor publication thereto officially used by the Building Official) shall not be permitted.

(b) Other Uses, Structures, or Improvements Not Permitted

The following uses are considered noxious and/or inappropriate and are therefore not permitted within the city limits:

- (i) Battery manufacturing or recycling;
- (ii) Concrete and asphalt batch plants (except temporary units for the express purpose of constructing SH 45 and SH 130);
- (iii) Intensive agriculture and animal husbandry;
- (iv) Meat packing;
- (v) Petroleum drilling, refining and terminal storage;

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- (vi) Plastics manufacturing;
- (vii) Pulp and paper manufacturing;
- (viii) Rubber manufacturing;
- (ix) Tanneries;
- (x) Temporary buildings and structures except those described in Section 11.425;
- (xi) Toxic waste storage or disposal;
- (xii) Vehicle recycling and reclamation yards; and
- (xiii) Off premise signs and billboards.

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SF-R (SINGLE-FAMILY – RURAL LOT) DISTRICT

(1) Purpose

To establish and preserve areas of low intensity land use primarily devoted to large lot rural residential development.

(2) Permitted Uses

- (a) The following uses are permitted by right:

Use
Single Family, detached home
Industrialized Housing
Park, Neighborhood
Place of Worship

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

- (b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)

Livestock Raising	City Code, Chapter 2
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2500 square feet)	11.423(19)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423.(31)

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(Ordinance No. Z-05-06-23-13C3 of June 23, 2005, as amended by Ordinance No. Z-06-06-08-9B5 of June 8, 2006)

(3) Density and Development Standards

All development within the SF-R (Single Family – Rural) District shall conform to the Density and Development standards described below.

(a) Single Family Rural Lot Density & Development Standards

Density & Development Standards for Conventional Single Family Rural Lots⁽¹⁾	
Description	Requirement
Minimum Lot Area	2 acres
Minimum Lot Width	200 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from Street (ROW)	50 ft.
Minimum Garage Door Setback from Street (ROW)	50 ft.
Minimum Rear Setback	50 ft.
Minimum Side Setback	20 ft.
Minimum Setback for Accessory Building	20 ft. ⁽²⁾
Maximum Height of Principal Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	10%
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings or structures are not permitted in any street yard.	

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(b) Exterior Wall Finish

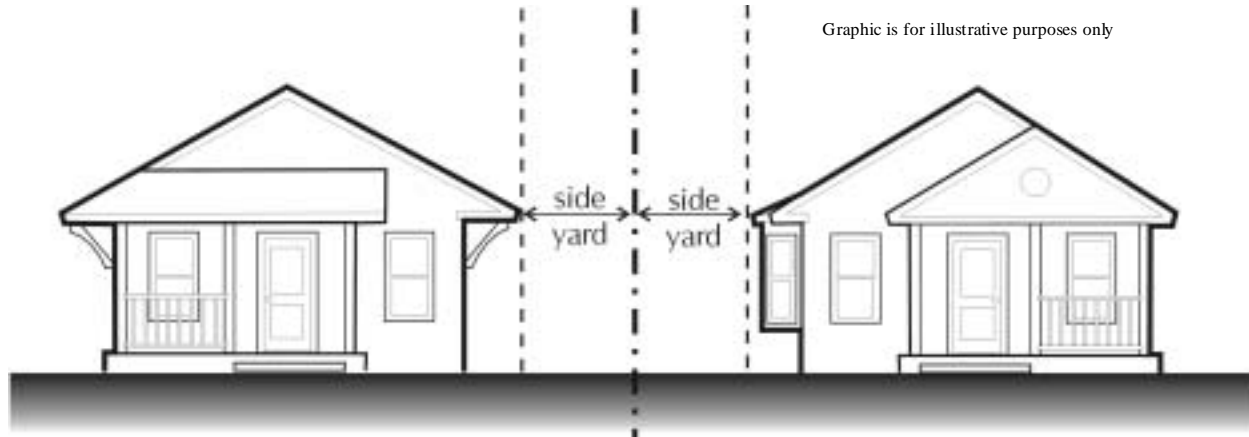
Metal of any type is not permitted except horizontal pre-finished aluminum siding. Accessory buildings are exempt from this requirement.

(c) Off-Street Parking Requirements

A minimum of two garages-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with Section 11.502

(d) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.



(e) Height and Placement Requirements

For explanation of measurements, computations and exceptions see Section 11.426.

11.404 SF-1 (SINGLE FAMILY - LARGE LOT) DISTRICT

(1) Purpose

To establish and preserve areas of low intensity land use primarily devoted to large lot, low-density residential development.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Single Family, detached home
Industrialized Housing
Park, Neighborhood
Place of Worship

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the SF-1 (Single Family – Large Lot) District shall conform to the Density, Development, and Special Standards described below.

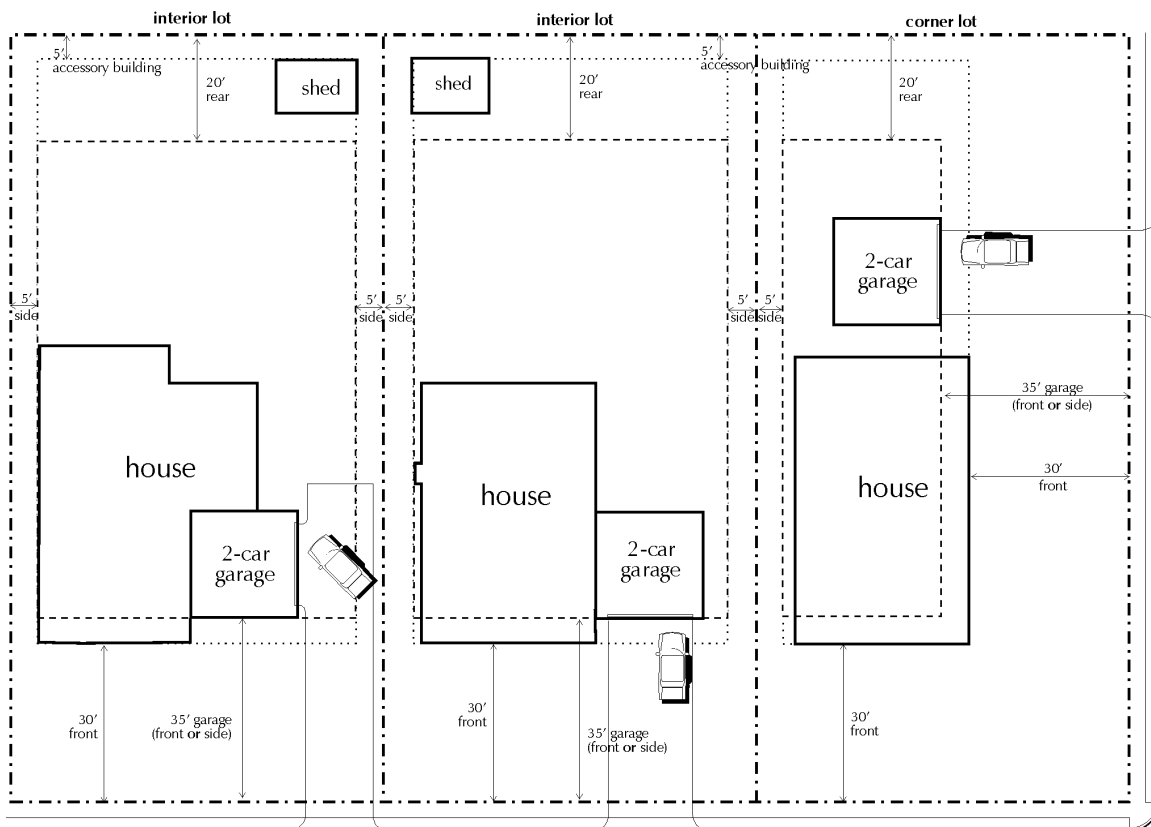
(a) Single Family Large Lot Density & Development Standards

Density & Development Standards for Conventional Single Family Large Lots⁽¹⁾	
Description	Requirement
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	70 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from Street (ROW)	30 ft.
Minimum Garage Door Setback from Street (ROW)	35 ft.
Minimum Rear Setback	20 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. ⁽²⁾
Maximum Height of Principal Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	40%
Maximum Height of Fence within Street Yard	3 ft. ⁽³⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽³⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings or structures are not permitted in any street yard.	
⁽³⁾ All fences shall provide a finished face to abutting streets.	

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

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Graphic is for illustrative purposes only

SF-1: Single Family - Large lot

0 5 10 20 feet

(b) Exterior Wall Finish

Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

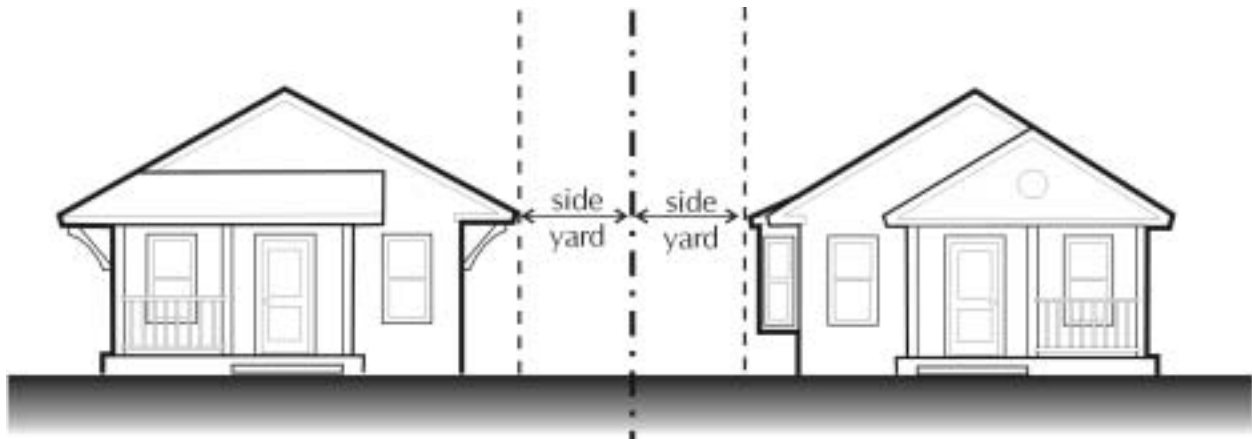
(c) Off-Street Parking Requirements

A minimum of two garages-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with Section 11.502.

(d) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

Graph is for illustrative purposes only.



(e) Height and Placement Requirements

For explanation of measurements, computations and exceptions see Section 11.426.

11.405 SF-2 (SINGLE FAMILY - STANDARD LOT) DISTRICT(1) Purpose

To establish and preserve areas of low intensity land use primarily devoted to low-density residential development. This district provides for traditional residential development and allows for a variety of housing types with specific standards.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Single Family, detached home
Single Family, zero lot line
Single Family, village residential
Industrialized Housing
Park, Neighborhood
Place of Worship

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Bed and Breakfast	11.423(4)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density & Development Standards

All development within the SF-2 (Single Family – Standard Lot) District shall conform to the Density, Development, and Special Standards described below.

(a) Single Family Detached Home Density & Development Standards

Density & Development Standards for Conventional Single Family Standard Lots⁽¹⁾	
Description	Requirement
Minimum Lot Area	6,500 sq. ft.
Minimum Lot Width	50 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from Street (ROW)	20 ft.
Minimum Garage Door Setback from Street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum Rear Setback	20 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. ⁽³⁾
Maximum Height of Principal Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	40%
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-Entry Garages may have a 15 ft. Setback from Street (ROW).	
⁽³⁾ Accessory buildings or structures are not permitted in any street yard.	
⁽⁴⁾ All fences shall provide a finished face to abutting streets.	

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(b) Exterior Wall Finish

Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

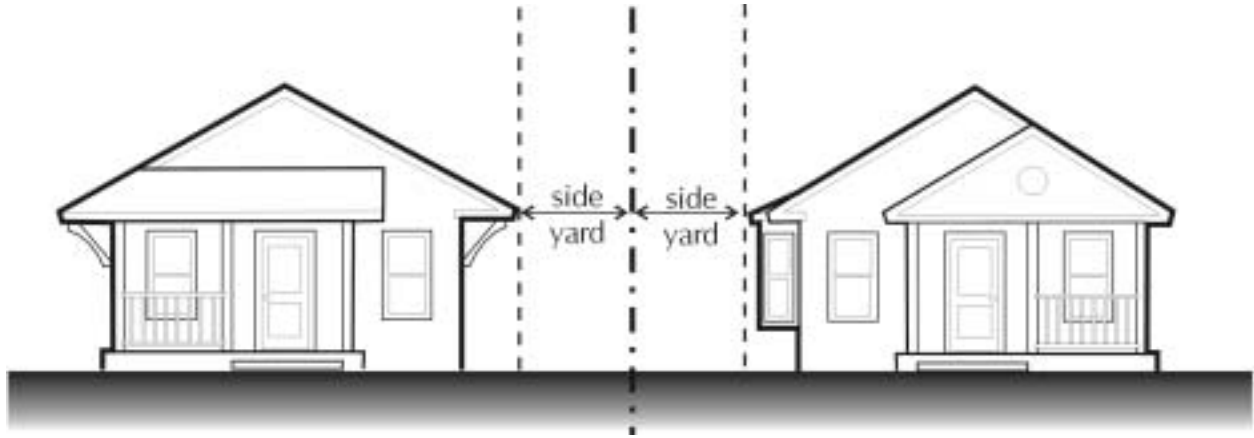
(c) Off-Street Parking Requirements

(i) A minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with Section 11.502.

(ii) The garage doors facing a public street shall not exceed a total of 18 feet in width.

(d) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.



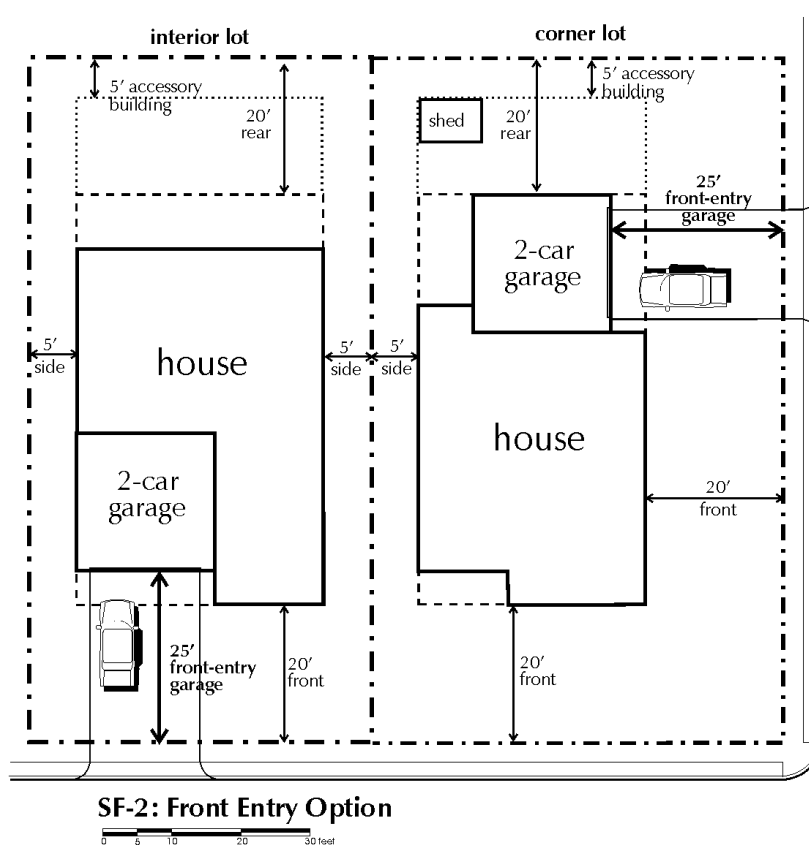
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(e) Compatibility Standard

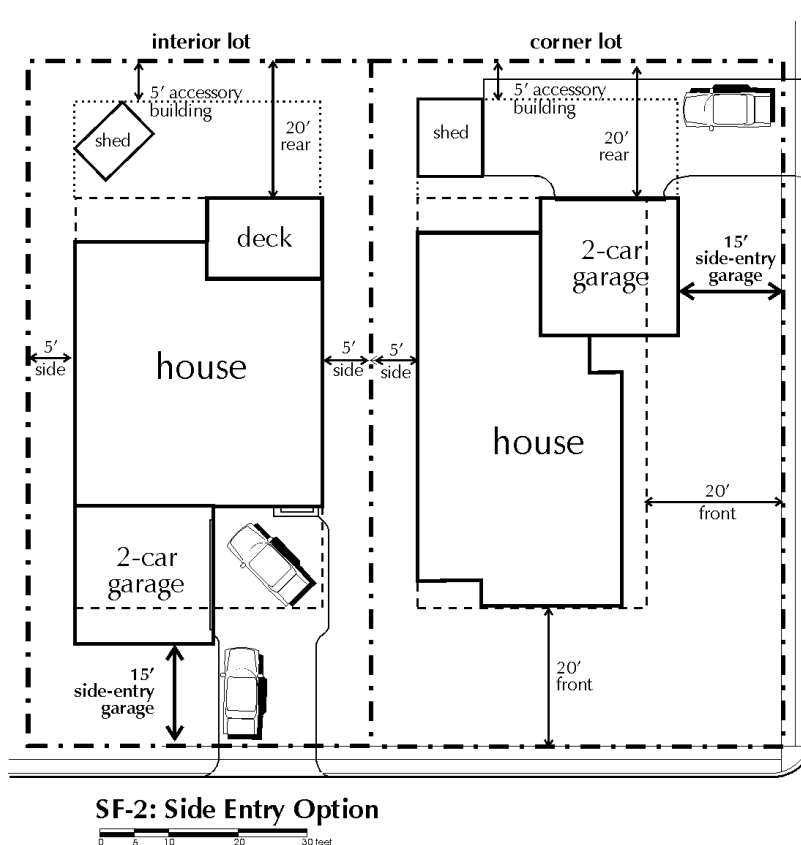
Where SF-2 lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the SF-2 lots that immediately abut the large lots shall be a minimum of 10,000 sq. ft.

(f) Height and Placement Requirements

For explanation of measurements, computations and exceptions, see Section 11.426.



Graphic is for
illustrative
purposes only



Graphic is for
illustrative
purposes only

(g) Additional Conditions for Zero Lot Line

Although lot size and dimensions may be reduced for Zero Lot Line lots, the reduced lot size shall be compensated by providing common open space equal to the difference between the minimum required lot area for conventional single-family lots and the smaller lots. This common open space requirement is not credited toward the parkland dedication requirements specified in the City Subdivision Ordinance.

(h) Zero Lot Line Residential Lot Density & Development Standards

Density & Development Standards for Zero Lot Line Residential⁽¹⁾	
Description	Requirement
Minimum Lot Area	5,500 sq. ft
Minimum Lot Width	45 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from Street (ROW)	15 ft.
Minimum Garage Door Setback from Street (ROW)	25 ft./ 15 ft. ⁽²⁾
Minimum Rear Setback	15 ft.
Minimum Side Setback	0 ft./12 ft. ⁽³⁾
Minimum Setback for Accessory Building	5 ft. ⁽⁴⁾
Maximum Height of Principal Building	2 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	50%
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Side-Entry Garages may have a 15 ft. Setback from Street (ROW). ⁽³⁾ One side setback may be 0 ft.; the other side setback shall be at least 12 ft. ⁽⁴⁾ Accessory buildings or structures are not permitted in any street yard. ⁽⁵⁾ All fences shall provide a finished face to abutting streets.	

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(i) Special Standards for Zero Lot Line Residential Lots(i) Eaves

The eaves on the side of a house with a reduced setback may project a maximum of 24 inches over the adjacent property line. In this case, an easement for the eave projection shall be recorded on the deed for the lot where the projection occurs.

(ii) Maintenance Easement

An easement between the two property owners to allow for maintenance or repair of the house is required when the eaves or side wall of the house

are less than five feet from the adjacent property line. The easement on the adjacent property shall provide at least five feet of unobstructed space between the furthestmost projection of the structure and the edge of the easement.

(iii) Privacy

If the side wall of the house is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side setback of the adjacent lot are not permitted. Windows that do not allow visibility into the side setback of the adjacent lot, such as a clerestory window or a translucent window, are permitted.

(j) Additional Conditions for Village Residential Lots

Although lot size and dimensions may be reduced for Village Residential lots, the reduced lot size shall be compensated by providing common open space equal to the difference between the minimum required lot area for conventional single-family lots and the smaller lots. This common open space requirement is not credited toward the parkland dedication requirements specified in the City Subdivision Ordinance.

(k) Village Residential Lot Density & Development Standards

Density & Development Standards for Village Residential⁽¹⁾	
Description	Requirement
Minimum Lot Area	5,000 sq. ft
Minimum Lot Width	40 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from Street (ROW)	15 ft.
Minimum Garage Door Setback from Street (ROW)	50 ft.
Minimum Garage Door Setback from Alley	20 ft.
Minimum Rear Setback	50 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	0/5 ft. ^{(2) (3)}
Maximum Height of Principal Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	50%
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Accessory buildings are not permitted in any street yard. ⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁴⁾ All fences shall provide a finished face to abutting streets.	

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(l) Special Standards for Village Residential Lots

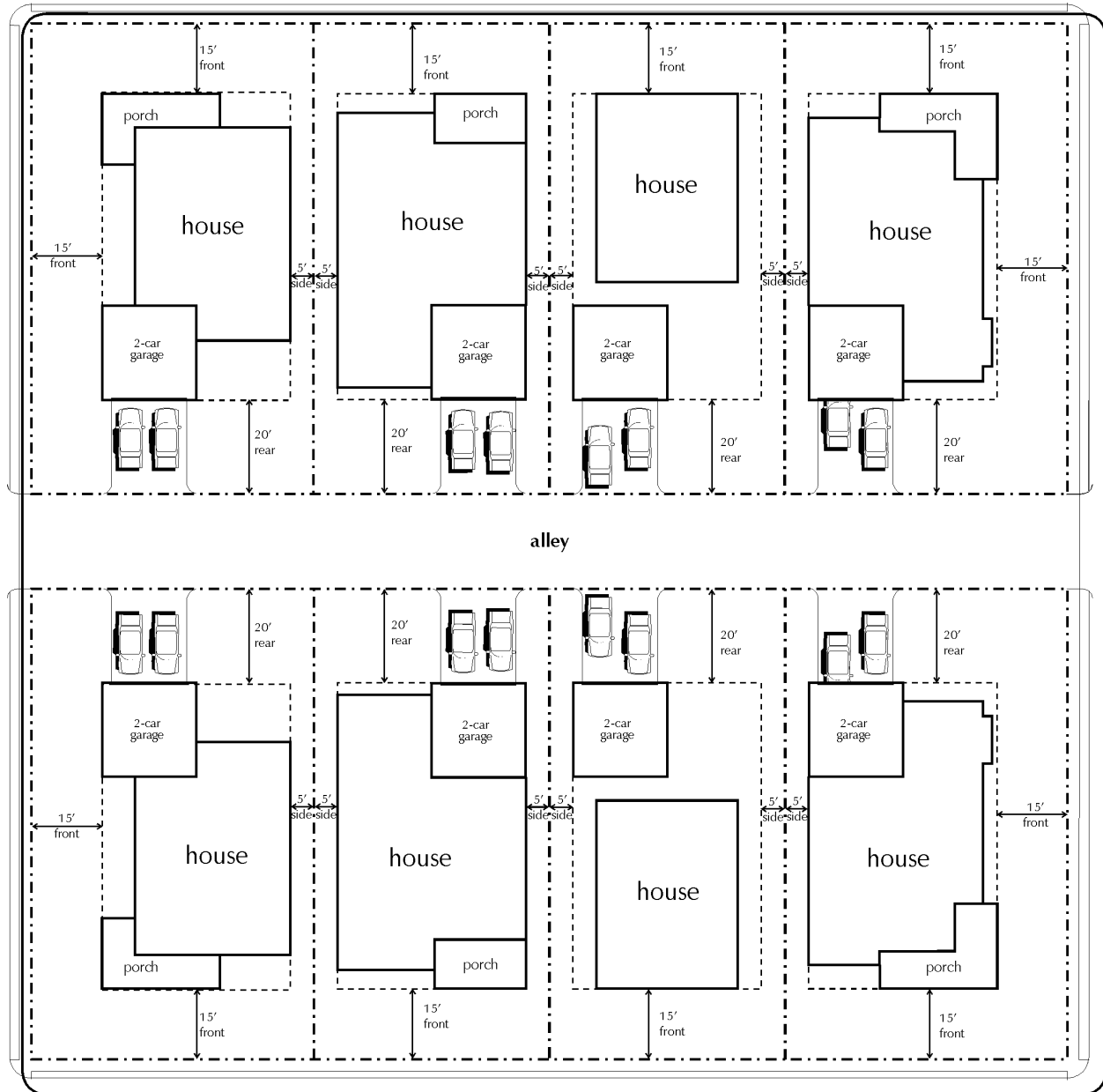
- (i) All Village Residential lots shall provide garages with rear access to an alley.

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- (ii) Garages on Village Residential lots may not face or have direct access to the front right of way.

- (iii) Fencing located within 10 feet of an alley right-of-way or common



Village Residential

0 5 10 20 30 feet

Graphic is for illustrative purposes only

lot boundary shall be constructed of materials which will not impede the visibility of drivers backing into the alley.

11.405-1 **MH (MANUFACTURED HOUSING) DISTRICT**(1) **Purpose**

To establish and provide for the inclusion of manufactured housing on single lots at locations which are suitable for such housing and to provide adequate space and site diversification for residential purposes.

(2) **Permitted Uses**

(a) The following uses are permitted by right:

Use
Single Family, detached Manufactured Home
Industrialized Housing
Park, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear/Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) **Prohibited Uses**

Mobile Homes are prohibited within the corporate limits of the City.

(4) Density & Development Standards

All development within the MH (Manufactured Housing) District shall conform to the Density, Development, and Special Standards described below.

(a) Manufactured Housing Density & Development Standards

Density & Development Standards for Manufactured Housing Lots (1)	
Description	Requirement
Minimum Lot Area	6,500 sq. ft.
Minimum Lot Width	50 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from Street (ROW)	20 ft.
Minimum Garage Door Setback from Street (ROW)	25 ft./15 ft.(2)
Minimum Rear Setback	20 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. (3)
Maximum Height of Principal Building	2.5 stories (4)
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	40%
Maximum Height of Fence within Street Yard	3 ft. (5)
Maximum Height of Fence outside Street Yard	8 ft. (5)
(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. (2) Side-Entry Garages may have a 15 ft. Setback from Street (ROW). (3) Accessory buildings or structures are not permitted in any street yard. (4) Stacking of Manufactured homes is prohibited. (5) All fences shall provide a finished face to abutting streets.	

(b) Exterior Wall Finish

Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

(c) Subdivision Requirement

All Manufactured Housing shall be constructed on lots subdivided in conformance with Chapter 8 of this Code.

(d) Off-Street Parking Requirements

- (i) A minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with Section 11.502.
- (ii) The garage doors facing a public street shall not exceed a total of 18 feet in width.

(e) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

(f) Compatibility Standards

Where Manufactured Housing lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the Manufactured Housing lot that immediately abut the large lots shall be a minimum of 10,000 sq. ft.

(g) Height and Placement Requirements

For explanation of measurements, computations and exceptions, see Section 11.426.

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

11.406 TF (TWO FAMILY) DISTRICT(1) Purpose

To establish and preserve areas of low-medium intensity land use primarily devoted to moderate density residential development.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Single Family, attached house (2 dwelling units)
Industrialized Housing
Park, Neighborhood
Place of Worship

(Ordinance No. Z-04-04-22-13E2 of April 22, 2004)

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkages	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the TF District shall conform to the Density, Development, and Special Standards described below.

(a) Two Family Lot Density and Development Standards

Density & Development Standards for Conventional Two Family Lots⁽¹⁾	
Description	Requirement
Minimum Lot Area	3,500 sq. ft. ⁽²⁾
Minimum Lot Width	35 ft. ⁽²⁾
Minimum Setback from Street (ROW)	20 ft.
Minimum Garage Door Setback from Street (ROW)	25 ft.
Minimum Rear Setback	20 ft.
Minimum Side Setback	0 or 5 ft. ⁽³⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(3) (4)}
Maximum Height of Principal Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	50%
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For fee simple lot containing one dwelling unit in a two dwelling unit building. ⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁴⁾ Accessory buildings are not permitted in any street yards. ⁽⁵⁾ All fences shall provide a finished face to abutting streets.	

(b) Exterior Wall Finish

Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

(c) Off-Street Parking Requirements

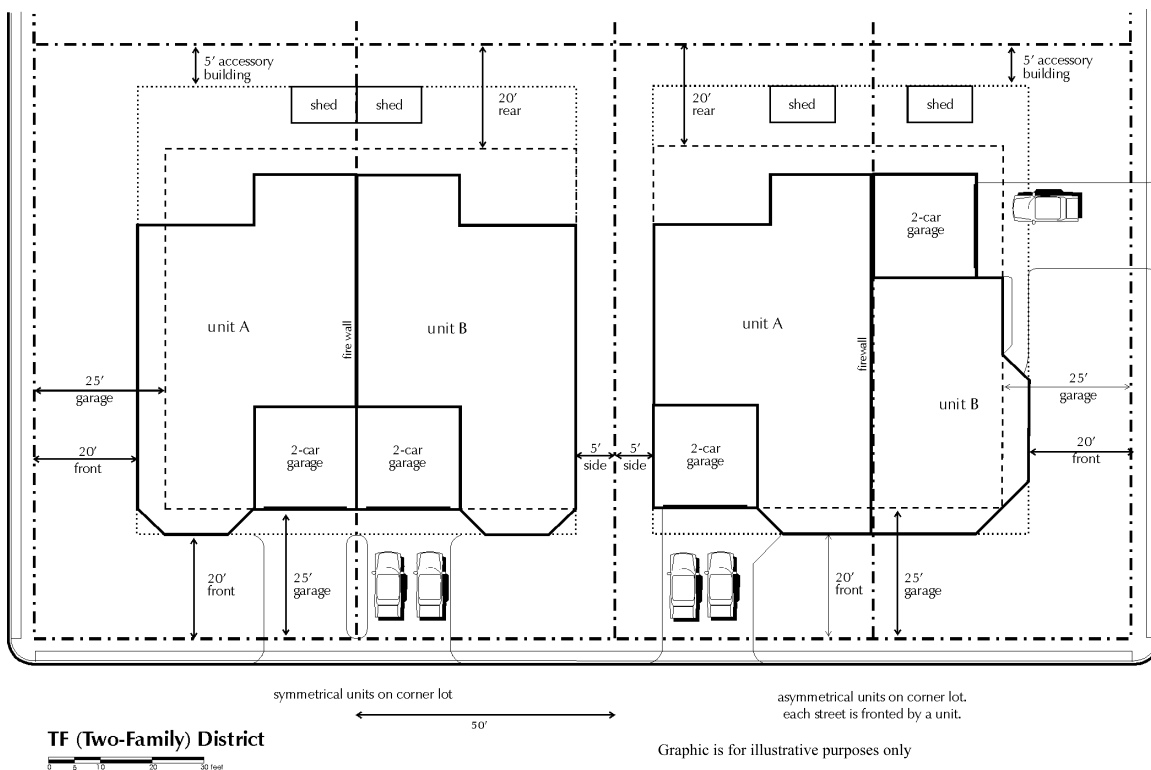
- (i) A minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with Section 11.502.
- (ii) The garage doors facing a public street shall not exceed a total of 18 feet in width.

(d) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

(e) Height and Placement Requirements

For explanation of measurements, computations and exceptions, see Section 11.426.



11.407 TH (TOWNHOUSE) DISTRICT(1) Purpose

To establish and preserve areas of medium intensity land use devoted to moderate density residential development. This district often provides a transition between lower intensity residential uses and more intensive uses. Townhouses may be either Single-Unit Townhomes or Multi-Unit Townhomes.

(Ordinance No. Z-05-01-13-9C7 of January 13, 2005)

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Townhouse (Maximum 12 units per acre)
Park, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Group Home (6 or fewer persons)	11.423(12)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All Development within the TH (Townhouse) District shall conform to the Density, Development, and Special Standards described below.

(a) Townhouse Lot Density and Development Standards

Density & Development Standards for Townhouse Lots⁽¹⁾		
Description	Requirement	
	Single-Unit	Multi-Unit
Minimum Lot Area	2,500 sq. ft./unit	20,000 sq. ft.
Minimum Lot Width	25 ft./unit	150 ft.
Minimum Setback from Street (ROW)	15 ft.	15 ft.
Minimum Garage Door Setback from Street (ROW)	25 ft.	25 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Rear Setback abutting SF & TF Lots	20 ft.	20 ft.
Minimum Side Setback	5 ft. ⁽²⁾	10 ft. ⁽²⁾
Minimum Side Setback abutting SF & TF Lots	20 ft.	20 ft.
Minimum Setback for Accessory Building	0 or 5 ft. ^{(3) (6)}	5 ft.
Minimum Distance Between Detached Units	N/A	10 ft.
Maximum Height of Principal Building	2.5 stories	2.5 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Lot Coverage	N/A	50%
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾	3 ft. ^{(4) (5)}
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ A Side Setback of 0 feet is allowed only for internal attached units with a common wall. End units shall have a 10-foot Side Setback. Detached Multi-Units have a 5-foot setback. ⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁴⁾ All fences shall provide a finished face to abutting streets. ⁽⁵⁾ A wrought iron fence is permitted to reach a height of 6 feet. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard.		

(Ordinance No. Z-05-01-13-9C7 of January 13, 2005)

(b) Additional Setback Restriction

Recreational uses with overhead illumination such as swimming pools, tennis courts, ballfields, or playground areas shall not be permitted within 50 feet of any adjacent SF-R, SF-1, SF-2, or TF district lot line.

(c) Off-Street Parking Requirements

- (i) A minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance to Section 11.502.
- (ii) Garages shall not face a public street; nor shall garages be permitted in any street yard.

(d) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(e) Traffic Impact Study

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(f) Height and Placement Requirements

For explanation of measurements, computations and exceptions, see Section 11.426.

(g) Landscaping

Landscaping requirements apply to all development in the TH (Townhouse) District. These regulations are located in Section 11.501.

(h) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

(Ordinance No. Z-05-01-13-9C7 of January 13, 2005)

(4) Single-Unit Additional Restrictions

(a) Garage Requirements

Garages shall be located to face an alley (public or private).

(b) Alley Fencing

Fencing located within 10 feet of an alley right-of-way or common lot boundary shall be constructed of materials which will not impede the visibility of drivers backing into the alley.

(c) Dwelling Units

All Single-Unit Townhouses shall be attached.

(Ordinance No. Z-05-01-13-9C7 of January 13, 2005)

(5) Multi-Unit Additional Restrictions(a) Setback Restrictions

No use shall be allowed in setbacks as required in this section, except that parking shall be allowed in the setback more than 15 feet from the adjacent property line. Such parking shall require a landscape buffer at least 15 feet in depth designed in accordance with landscape requirements in Section 11.501.

(b) Garage Requirements

Garages shall be oriented towards a private drive.

(c) Dwelling Units

Multi-Unit Townhouses may be attached or detached.

(Ordinance No. Z-05-01-13-9C7 of January 13, 2005)

(6) Townhouse Design Standards

The following design standards apply to all buildings in the TH (Townhouse) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Building Elevation Variation

Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.

(b) Exterior Wall Color Finishes

Day-glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.

(c) Exterior Wall Finish

The exterior finish of all buildings shall be masonry, except for door, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.

(d) Glass

Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(e) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(f) Windows

Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

(g) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(h) Special Design Features

All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. The following list contains a partial list of features that may be used as part of an integrated, comprehensive design.

- (i) Bow window
- (ii) Bay window
- (iii) Arched window
- (iv) Gable window
- (v) Oval or round windows
- (vi) Shutters
- (vii) Arched entry, balcony or breezeway entrance
- (viii) Stone or brick accent wall
- (ix) Decorative stone or brick band
- (x) Decorative tile
- (xi) Veranda, terrace, porch or balcony
- (xii) Projected wall or dormer
- (xiii) Variation of roof lines on the building
- (xiv) Decorative caps on chimneys

(7) Townhouse Compatibility Standards

Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Lighting

External lighting shall be arranged and controlled so as to deflect light away from any residential district.

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 20 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.408 MF (MULTIFAMILY) DISTRICT(1) Purpose

To establish and preserve areas of medium intensity land use primarily devoted to high-density residential development.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Amenity Center
Apartment (Maximum 20 units per acre)
Townhouse (Maximum 20 units per acre)
Park, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkages	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 square feet)	11.423(20)
Day Care	11.423(8)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the MF (Multifamily) District shall conform to the Density, Development, and Special Standards described below.

(a) Conventional Multifamily Lot Density & Development Standards

Density & Development Standards for Multifamily Lots⁽¹⁾			
Description	Requirement		
	1 Story	2 Stories	3 Stories
Minimum Lot Area	1 acre	1 acre	1 acre
Minimum Lot Width	200 ft.	200 ft.	200 ft.
Minimum Setback from Street (ROW)	25 ft.	35 ft.	45 ft.
Minimum Rear Setback	25 ft.	35 ft.	45 ft.
Minimum Rear Setback abutting SF & TF Lots	25 ft. ⁽²⁾	50 ft. ⁽²⁾	100 ft. ⁽²⁾
Minimum Side Setback	25 ft.	25 ft.	25 ft.
Minimum Side Setback abutting SF & TF Lots	25 ft. ⁽²⁾	50 ft. ⁽²⁾	100 ft. ⁽²⁾
Minimum Setback for Accessory Building	10 or 20 ft. ^{(3) (6)}	10 or 20 ft. ^{(3) (6)}	10 or 20 ft. ^{(3) (6)}
Maximum Height of Principal Building	1 story	2 stories	3 stories
Maximum Height of Accessory Building	15 ft.	15 ft.	15 ft.
Maximum Lot Coverage	40%	40%	40%
Maximum Height of Fence within Street Yard	3 ft. ^{(4) (5)}	3 ft. ^{(4) (5)}	3 ft. ^{(4) (5)}
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾	8 ft. ⁽⁴⁾	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For all properties abutting SF & TF lots a minimum 15 ft. landscape buffer is required. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501. ⁽³⁾ The Setback is 20 ft. when adjacent to SF or TF lots. ⁽⁴⁾ All fences shall provide a finished face to abutting streets. ⁽⁵⁾ A wrought iron fence shall be permitted to reach a height of 6 feet. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard.			

(Ordinance No. Z-05-08-11-10D4 of August 11, 2005)

(b) Additional Setback Requirements

- (i) No use shall be allowed in setbacks as required in this Section, except that parking shall be allowed in the setback more than 15 feet from the property line. Such parking shall require a landscaped buffer at least 15 feet deep designed in accordance with landscape requirements found in Section 11.501.
- (ii) Recreational uses with overhead illumination such as swimming pools, tennis courts, ballfields or playground areas shall not be permitted within 50 feet of any SF-R, SF-1, SF-2, TF or TH district lot line.

(c) Garage Requirements

No garage door shall face a public street or be permitted in a street yard.

(d) Off-Street parking Requirements

The following table provides the minimum off-street parking requirements for apartments in the MF District. Parking shall be provided for any uses not listed. These requirements may be found in Section 11.502.

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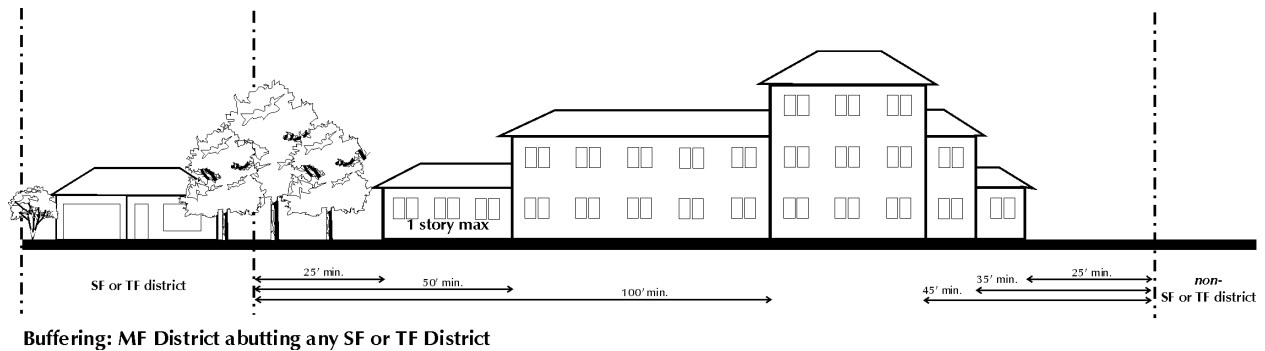
11.408

Multifamily Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Apartment	1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 3+-bedroom unit	Additional 5 percent of total spaces required

(e) Fencing Requirement

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.



- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

Graphic is for illustrative purposes only

(f) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(g) Height and Placement Requirements

For explanation of measurements, computations and exceptions, see Section 11.426.

(h) Landscaping

Landscaping requirements apply to all development in the MF (Multifamily) District. These regulations are located in Section 11.501.

(4) Multifamily Design Standards

The following design standards apply to all residential buildings in the MF (Multifamily) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Building Elevation Variation

Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.

(b) Exterior Wall Color Finishes

Day-glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.

(c) Exterior Wall Finish

The exterior finish of all buildings shall be masonry, except for door, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.

(d) Glass

Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(e) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(f) Windows

Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

(g) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(h) Special Design Features

All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. The following list contains a partial list of features that may be used as part of an integrated, comprehensive design.

- (i) Bow window
- (ii) Bay window
- (iii) Arched window
- (iv) Gable window
- (v) Oval or round windows
- (vi) Shutters
- (vii) Arched entry, balcony or breezeway entrance
- (viii) Stone or brick accent wall
- (ix) Decorative stone or brick band
- (x) Decorative tile
- (xi) Veranda, terrace, porch or balcony
- (xii) Projected wall or dormer
- (xiii) Variation of roof lines on the building
- (xiv) Decorative caps on chimneys

(5) Multifamily Compatibility Standards

Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Lighting

External lighting shall be arranged and controlled so as to deflect light away from any residential district.

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 20 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.409 C-1 (GENERAL COMMERCIAL) DISTRICT(1) Purpose

To establish and preserve areas of medium intensity land use primarily devoted to general commercial activities.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Community Services
Day Care
Eating Establishments
Funeral Home
Government Facilities
Indoor Entertainment Activities
Office
Office, Medical
Overnight Accommodations
Park, Linear /Linkage
Park, Community
Park, Neighborhood
Place of Worship
Retail Sales and Services
Schools: Business, Trade and Post-Secondary Educational Facilities

(b) The following uses are permitted with conditions:

Use	Special Standard
Auto Service Facilities	11.423(3)
Bed and Breakfast	11.423(4)
Carwash	11.423(5)
Commercial Parking	11.423(6)
Passenger Terminals	11.423(18)
Place of Worship (with accessory uses not exceeding 2,500 sf.)	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 sf.)	11.423(20)
Self-Enclosed Monopole	11.423(31)
Self-Service Storage	11.423(23)
Single Family Attached (2 dwelling units)	11.423(24)
Single Family Detached	11.423(24)
Upper-Story Residential	11.423(26)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Vehicle Sales, Rental, or Leasing Facilities	11.423(29)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-04-06-10-12C1 of June 10, 2004 as amended by Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

- (c) The following uses are permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Outdoor Entertainment
Vehicle Repair Facilities and Body Shops

(3) Density & Development Standards

All development within the C-1 (General Commercial) District shall conform to the Density, Development, and Special Standards described below.

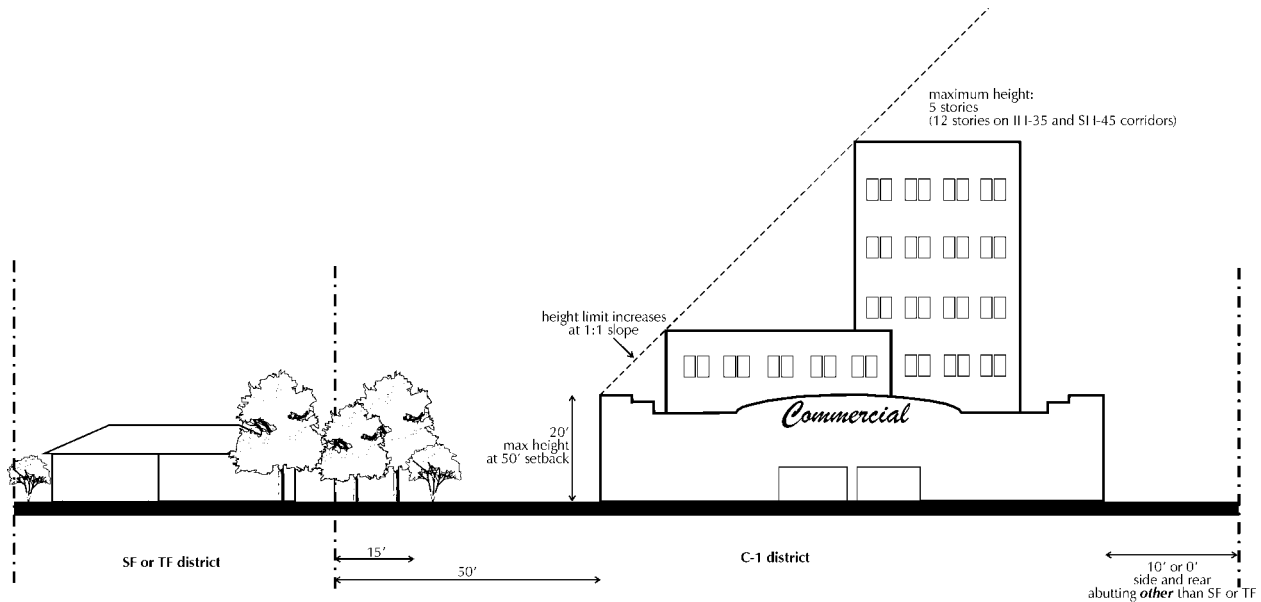
(a) C-1 (General Commercial) Density & Development Standards

Density & Development Standards for C-1 (General Commercial)⁽¹⁾		
Description	Requirement	
	Standard	IH-35/SH45⁽²⁾
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	15 ft.	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Rear Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Side Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Side Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(5) (6)}	0 or 5 ft. ^{(5) (6)}
Maximum Height of Principal Building	5 stories	12 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁷⁾	3 ft. ⁽⁷⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁷⁾	8 ft. ⁽⁷⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For lots with frontage on IH-35 or SH 45. ⁽³⁾ The setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽⁴⁾ For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other use permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback shall be required for each additional foot of building height. ⁽⁵⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard. ⁽⁷⁾ All fences shall provide a finished face to abutting streets.		

(b) Landscaping

Landscaping requirements apply to all development in the C-1 (General Commercial) District. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique

character, identity, and environment for Round Rock. These regulations are located in Section 11.501.



Buffering: C-1 abutting any SF or TF district

Graphic is for illustrative purposes only

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the C-1 (General Commercial) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the C-1 (General Commercial) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Limited outdoor storage is allowed in the C-1 (General Commercial) District. The regulations that apply to outdoor storage are located in Section 11.505.

(g) Fire Access Requirement

At least one face of the tallest segment of a multi-story building shall front on a designated fire lane.

(h) Fencing Requirement

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) C-1 (General Commercial) Design Standards

The following design standards apply to all buildings in the C-1 district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Exterior Wall Finish

- (i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.
- (ii) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(d) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Sloped or unique roof features (e.g. parapets, mansard)
- (v) Architectural focal points (e.g. entry ways, window treatments)

(e) Architectural Offsets

To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

(f) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) C-1 Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply, along with the following additional standards:

(i) Outdoor Paging Systems and Speakers

Outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential district. This standard shall not apply to face-to-face drive-up windows where all of the following conditions exist.

1. Cashiers and customers have direct, face-to-face contact.
2. Drive aisles are adjacent to the primary structure.

(d) Lighting(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

4. Height of Fixture
The height of a fixture shall not exceed 30 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.409.1 C-1a (GENERAL COMMERCIAL – LIMITED) DISTRICT(1) Purpose

To establish and preserve areas of low-medium to medium intensity land use primarily devoted to limited general commercial activities.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Community Services
Day Care
Funeral Home
Government Facilities
Indoor Entertainment Activities
Office
Overnight Accommodations
Park, Community
Park, Linear/Linkage
Park, Neighborhood
Place of Worship
Schools: Business, Trade and Post-Secondary Educational Facilities

(b) The following uses are permitted with conditions:

Use	Special Standard
Auto Service Facilities	11.423(3)
Bed and Breakfast	11.423(4)
Carwash	11.423(5)
Commercial Parking	11.423(6)
Eating Establishments	11.423(9)
Office, Medical	11.423(15)
Passenger Terminals	11.423(18)
Place of Worship, with accessory uses not exceeding 2,500 sf.	11.423(19)
Place of Worship, with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.	11.423(20)
Retail Sales and Services	11.423(21)
Self-Enclosed Monopole	11.423(31)
Single Family Attached, 2 dwelling units	11.423(24)
Single Family Detached	11.423(24)
Upper-Story Residential	11.423(26)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Vehicle Sales, Rental, or Leasing Facilities	11.423(29)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(c) The following uses are permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Outdoor Entertainment

(3) Density & Development Standards

All development within the C-1a (General Commercial – Limited) District shall conform to the Density, Development, and Special Standards described below.

(a) C-1a (General Commercial – Limited) Density & Development Standards

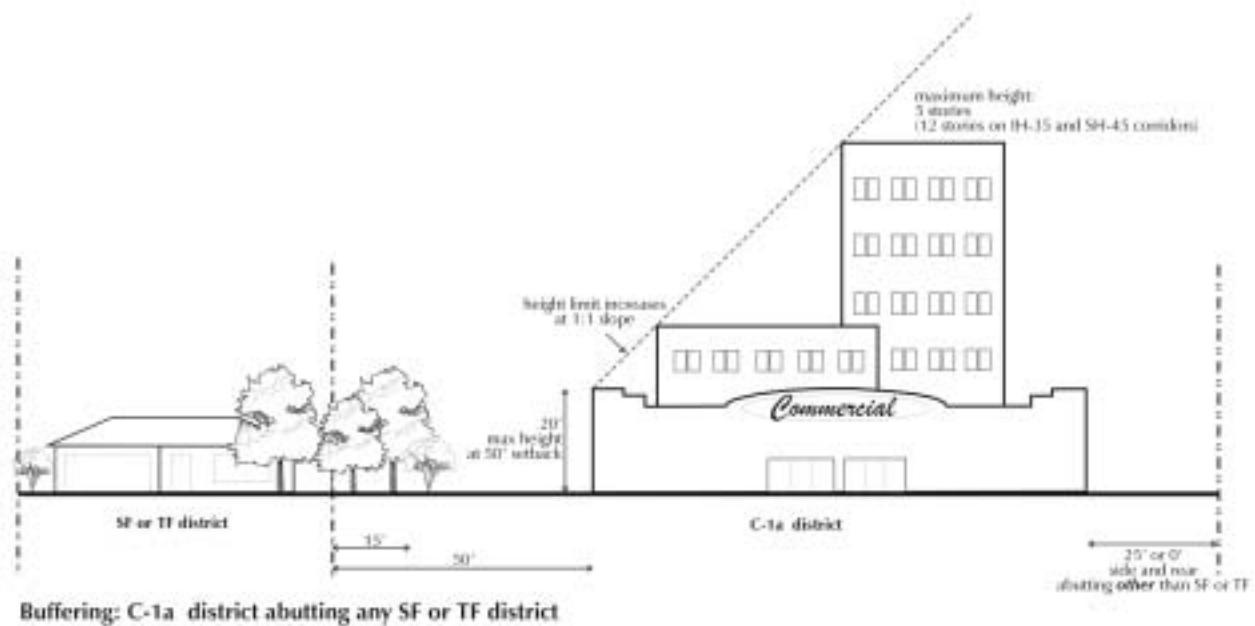
Density & Development Standards for C-1a (General Commercial - Limited)⁽¹⁾		
Description	Requirement	
	Standard	IH-35/SH45⁽²⁾
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	15 ft.	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Rear Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Side Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Side Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(5) (6)}	0 or 5 ft. ^{(5) (6)}
Maximum Height of Principal Building	5 stories	12 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁷⁾	3 ft. ⁽⁷⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁷⁾	8 ft. ⁽⁷⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For lots with frontage on IH-35 or SH 45. ⁽³⁾ The setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽⁴⁾ For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other use permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback shall be required for each additional foot of building height. ⁽⁵⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard. ⁽⁷⁾ All fences shall provide a finished face to abutting streets.		

(b) Landscaping

Landscaping requirements apply to all development in the C-1a (General Commercial – Limited) District. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique character, identity, and environment for Round Rock. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the C-1a (General Commercial – Limited) District. These regulations are located in Section 11.502.



Graphic is for illustrative purposes only

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the C-1a (General Commercial – Limited) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Limited outdoor storage is allowed in the C-1a (General Commercial – Limited) District. The regulations that apply to outdoor storage are located in Section 11.505.

(g) Fire Access Requirement

At least one face of the tallest segment of a multi-story building shall front on a designated fire lane.

(h) Fencing Requirement

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) C-1a (General Commercial – Limited) Design Standards

The following design standards apply to all buildings in the C-1a district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Exterior Wall Finish

The following requirements shall apply to every side of a building exposed to public view.

- (i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.
- (ii) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Glass

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(d) Orientation Requirements

Building elevations that face a public street shall have at least fifteen (15) percent of the wall facing the street consist of windows and/or entrance areas.

(e) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Sloped or unique roof features (e.g. parapets, mansard)
- (v) Architectural focal points (e.g. entry ways, window treatments)

(f) Architectural Offsets

To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least twenty (20) percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

(g) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(h) Commercial Signs

Signs shall be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed twenty-five (25) percent of the wall area located above doors and windows on a one-story building or between the first and second floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.
- (iii) Free standing signs shall be monument signs, in accordance with requirements provided in Section 3.1400, except along IH-35 and SH 45 where they may be pole signs or monument signs.

(5) C-1a Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply, along with the following additional standard for Outdoor Paging Systems and Speakers: Outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential district.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed twenty-five (25) feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

(Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

11.410 C-2 (LOCAL COMMERCIAL) DISTRICT(1) Purpose

To establish and preserve areas of low-medium and medium intensity land use primarily devoted to local commercial and office uses on sites two acres or less.

Development projects larger than two acres may be permitted if comprehensively designed as a village center.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Park, Community
Park, Linear /Linkage
Park, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Retail Sales and Services	11.423(21)(b)
Amenity Center (developments larger than two acres)	11.423(1)
Auto Service Facilities	11.423(3)(c)
Bed and Breakfast	11.423(4)
Community Service	11.423(7)(a)
Day Care	11.423(8)
Eating Establishments	11.423(9)(a)
Government Facility	11.423(11)
Office	11.423(14)
Office, Medical	11.423(15)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
Upper-Story Residential	11.423(26)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the C-2 (Local Commercial) District shall conform to the Density, Development, and Special Standards described below.

(a) C-2 (Local Commercial) Density & Development Standards

Density & Development Standards for C-2 (Local Commercial)⁽¹⁾	
Description	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	50 ft.
Minimum Setback from Street (ROW)	20 ft.
Minimum Rear Setback	0 or 10 ft. ⁽²⁾
Minimum Rear Setback abutting SF & TF Lots	50 or 100 ft. ⁽³⁾
Minimum Side Setback	0 or 10 ft. ⁽²⁾
Minimum Side Setback abutting SF & TF Lots	50 or 100 ft. ⁽³⁾
Minimum Setback for Accessory Building	0 or 5 ft. ⁽⁴⁾ ⁽⁶⁾
Maximum Height of Principal Building	2 stories
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽³⁾ For all properties abutting SF & TF lots, with buildings no more than one story in height, 50 ft. setback. For all properties abutting SF & TF lots with buildings greater than one story, 100 ft. setback. Setbacks abutting SF & TF lots shall include a 15 ft. landscaped buffer. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501. ⁽⁴⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁵⁾ All fences shall provide a finished face to abutting streets. ⁽⁶⁾ Accessory buildings and structures are not permitted in any street yard.	

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(b) Landscaping

Landscaping requirements apply to all development in the C-2 (Local Commercial) District. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique character, identity, and environment for Round Rock. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the C-2 (Local Commercial) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

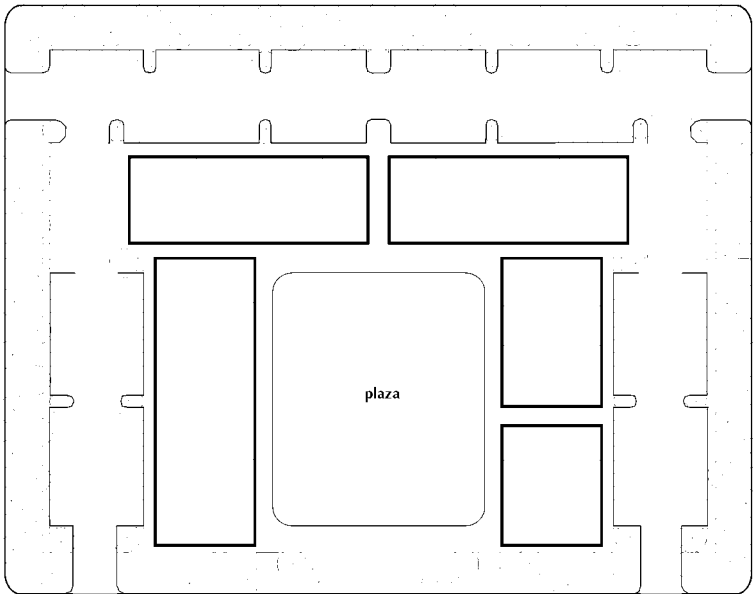
(e) Access and Circulation

Vehicle access and circulation standards apply to development in the C-2 (Local Commercial) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design

requirements for driveways. These regulations are located in Section 11.504.

11.410

11.410



C-2: Village Green Orientation
(sites larger than 2 acres)

Graphic is for illustrative purposes only

Graphic is for illustrative purposes only

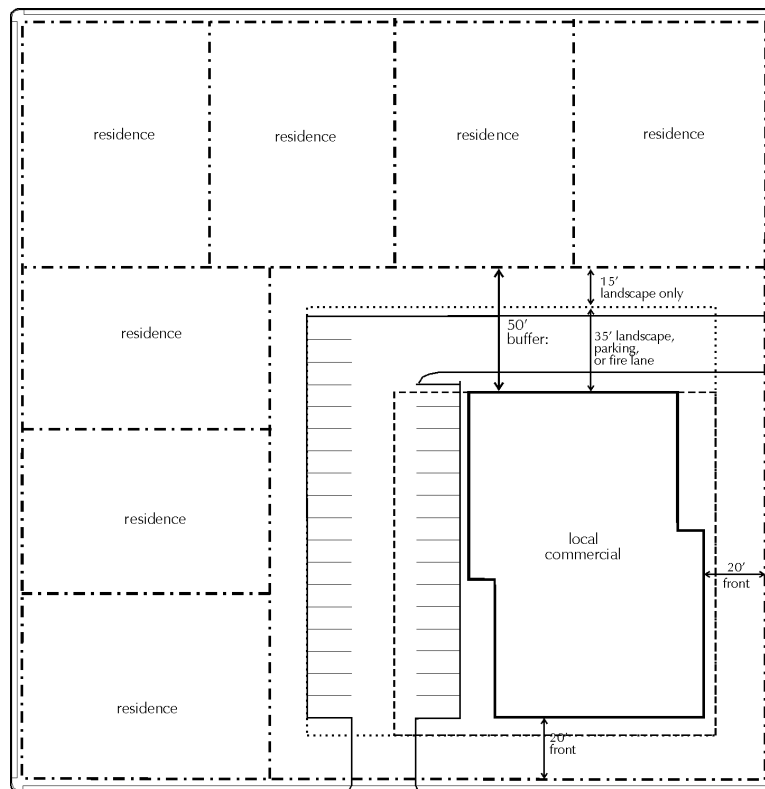
(f) Outdoor Storage and Display

Outdoor Storage and Display is not permitted in the C-2 (Local Commercial) District.

(g) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.



Buffering: C-2 District abutting and SF or TF District

0 10 20 40 60 feet

(h) Special Conditions for Sites Larger Than Two Acres in Area

Commercial development on sites that exceed two acres may be permitted, provided such sites are comprehensively designed as a village center in accordance with the standards below and in addition to the design standards found in (4) below. Such projects are subject to site plan approval. Sites with fifty (50) percent or greater frontage on an arterial roadway are not required to be designed as a village center or meet the standards provided below.

- (i) The buildings shall be oriented around a green, plaza, or other public open space.
- (ii) Site plan shall be pedestrian oriented with sidewalks and walkways connecting buildings, plazas, and parking.
- (iii) No parking in primary street yard (includes the street yard that the green is oriented to).
 - 1. There shall be 100 percent landscaping in primary street yard (excluding side-walk and plaza).
 - 2. Secondary street yards shall have a 15 ft. landscaped strip adjacent to the right-of-way.
- (iv) Parking shall be located on the sides or rear of buildings.
- (v) Exterior pedestrian covered walkways are required and shall be placed adjacent to or attached to buildings.

(Ordinance No. Z-06-02-09-9A5 as of February 9, 2006)

(4) C-2 (Local Commercial) Design Standards

The following design standards apply to all buildings in the C-2 (Local Commercial) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

11.410

11.410

All buildings shall be designed in a style which complements the surrounding residential architecture. This includes a requirement that exterior building finishes and roof styles shall incorporate the materials and style of the surrounding residential architecture.

(a) Exterior Wall Finish

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.

- (i) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above 8', abuse resistant EIFS for exterior finish below 8'. The use of materials such as wood shingles or wood siding shall be limited to accent features.

- (ii) Stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), and EIFS, shall not comprise more than 50 percent of the exterior finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with tile roofs.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Glass

Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(d) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(e) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Architectural focal points (e.g. entry ways, window treatments)
- (v) Offset in building elevation

(f) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(g) Pitched Roof

Pitched roof sections shall have a pitch equal to or greater than a 4 to 12 pitch.

(h) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) C-2 (Local Commercial) Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher density development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply. Outdoor paging systems and speakers are not permitted within 150 feet of any residential district.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 20 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.411 OF (OFFICE) DISTRICT(1) Purpose

To establish and preserve areas of medium intensity land use primarily devoted to offices and related accessory uses. This district often serves as a transition between more intense commercial uses and residential areas.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Office
Park, Community
Park, Linear /Linkage
Park, Neighborhood

(b) The following uses are permitted with conditions:

Use	Special Standard
Day Care	11.423(8)
Office, Medical	11.423(15)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the OF (Office) District shall conform to the Density, Development, and Special Standards described below.

(a) OF (Office) Density & Development Standards

Density & Development Standards for OF (Office)⁽¹⁾	
Description	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	50 ft.
Minimum Setback from Street (ROW)	20 ft.
Minimum Rear Setback	0 or 10 ft. ⁽²⁾
Minimum Rear Setback abutting SF&TF Lots	50 or 100 ft. ⁽³⁾
Minimum Side Setback	0 or 10 ft. ⁽²⁾
Minimum Side Setback abutting SF&TF Lots	50 or 100 ft. ⁽³⁾
Minimum Setback for Accessory Building	0 or 5 ft. ⁽⁴⁾⁽⁶⁾
Maximum Height of Principal Building	2 stories
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽³⁾ For all properties abutting SF & TF lots, with buildings no more than one story in height, 50 ft. setback. For all properties abutting SF & TF lots with buildings greater than one story, 100 ft. setback. Setbacks abutting SF & TF lots shall include a 15 ft. landscaped buffer. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501. ⁽⁴⁾ The setback shall be 5 ft., except that no setback is required for common walls. ⁽⁵⁾ All fences shall provide a finished face to abutting streets. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard.	

(Ordinance No. Z-06-02-09-9A5 as of February 9, 2006)

(b) Landscaping

Landscaping requirements apply to all development in the OF (Office) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the OF (Office) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the OF (Office) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Outdoor storage and display is not permitted in the OF (Office) District.

(g) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) OF (Office) Design Standards

The following design standards apply to all buildings in the OF (Office) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

All buildings shall be designed in a style which complements the surrounding residential architecture. This includes a requirement that exterior building finishes and roof styles shall incorporate the materials and style of the surrounding residential architecture.

(a) Exterior Wall Finish

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.

- (i) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above 8', abuse resistant EIFS for exterior finish below 8'. The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (ii) Stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), and EIFS, shall not comprise more than 50 percent of the exterior finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with tile roofs.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Glass

Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(d) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(e) Building Articulation

Architectural relief shall be used in building design to provide interest and variety and to avoid monotony. Details that create shade and cast shadows can be used to provide visual relief to the building.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Architectural focal points (e.g. entry ways, window treatments)
- (v) Offset in building elevation

(f) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(g) Pitched Roof

Pitched roof sections shall have a pitch equal to or greater than a 4 to 12 pitch.

(h) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building

architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) OF Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply. No Outdoor paging systems and speakers shall be permitted.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture

The height of a fixture shall not exceed 20 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.412 BP (BUSINESS PARK) DISTRICT(1) Purpose

To establish and preserve areas of medium-high intensity land use primarily devoted to office, research, and light industrial uses with limited support services.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Office
Light Industrial Services (Manufacturing and Assembly)
Day Care
Government Facilities
Park, Community
Park, Linear /Linkage
Park, Neighborhood
Schools, Business and Trade and Post-Secondary Education Facilities
Wholesale Trade

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)(c)
Commercial Parking	11.423(6)
Eating Establishments	11.423(9)(b)
Retail Sales and Service	11.423(21)(c)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Vehicle Sales, Rental or Leasing Facilities	11.423(29)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the BP (Business Park) District shall conform to the Density, Development, and Special Standards described below.

(a) BP (Business Park) Density & Development Standards

Density & Development Standards for BP (Business Park)⁽¹⁾	
Description	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	50 ft.
Minimum Setback from Street (ROW)	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽²⁾
Minimum Rear Setback abutting SF&TF Lots	50 ft. ⁽³⁾
Minimum Side Setback	0 or 10 ft. ⁽²⁾
Minimum Side Setback abutting SF&TF Lots	50 ft. ⁽³⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(4) (6)}
Maximum Height of Principal Building	5 story
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽³⁾ For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other uses permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback will be required for each additional foot of building height. ⁽⁴⁾ The setback shall be 5 ft., except that no setback is required for common walls. ⁽⁵⁾ All fences shall provide a finished face to abutting streets. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard.	

(b) Landscaping

Landscaping requirements apply to all development in the BP (Business Park) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the BP (Business Park) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the BP (Business Park) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Outdoor storage and display is not permitted in the BP (Business Park) District.

(g) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

(i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

(ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

(iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(h) Fire Access Requirement

The face of the tallest segment of all multi-story buildings shall front on a designated fire lane.

(4) Business Park Design Standards

The following design standards apply to all buildings in the BP (Business Park) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Exterior Wall Finish

(i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.

(ii) The exterior finish of all sides of the building shall be constructed of brick, stone, simulated stone, stucco, decorative concrete masonry unit

(CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet, concrete tilt wall or similar material approved in writing by the Zoning Administrator.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Building Articulation

Architectural relief shall be used in building design to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadow to provide visual relief to the building. Architectural focal points such as, but not limited to, entryways, offsets and window treatments shall be incorporated into building design.

(d) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall not be incongruous with the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) Business Park Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply. Outdoor paging systems and speakers shall not be located within 150 feet of any residential district.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 30 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.413 LI (LIGHT INDUSTRIAL) DISTRICT

(1) Purpose

To establish and preserve areas of high intensity land use primarily devoted to light manufacturing, assembly and other non-polluting industries.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Commercial Parking
Light Industrial (Manufacturing and Assembly)
Office
Park, Community
Park, Linear /Linkage
Park, Neighborhood
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas
Warehouse and Freight Movement
Wholesale Trade

(b) The following uses are permitted with conditions:

Use	Special Standard
Carwash	11.423(5)
Monopole	11.423(31)
Self-Enclosed Monopole	11.423(31)
Self-Service Storage	11.423(23)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Vehicle Repair Facilities and Body Shops	11.423(28)
Waste-Related Services	11.423(30)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

(Ordinance No. G-03-06-26-10B1 of June 26, 2003 as amended by Ordinance No. Z-04-02-12-13A3 of February 12, 2004 and Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the LI (Light Industrial) District shall conform to the Density, Development, and Special Standards described below.

(a) LI (Light Industrial) Density & Development Standards

Density & Development Standards for LI (Light Industrial)⁽¹⁾	
Description	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	50 ft.
Minimum Setback from Street (ROW)	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽²⁾
Minimum Rear Setback abutting SF&TF Lots	100 ft. ⁽⁶⁾
Minimum Side Setback	0 or 10 ft. ⁽²⁾
Minimum Side Setback abutting SF&TF Lots	100 ft. ⁽⁶⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(3) (5)}
Maximum Height of Principal Building	2 stories
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁴⁾ All fences shall provide a finished face to abutting streets. ⁽⁵⁾ Accessory buildings or structures are not permitted in any street yard. ⁽⁶⁾ For all properties abutting SF and TF lots, a minimum 15 ft. landscape buffer is required. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501.	

(b) Landscaping

Landscaping requirements apply to all development in the LI (Light Industrial) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the LI (Light Industrial) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the LI (Light Industrial) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

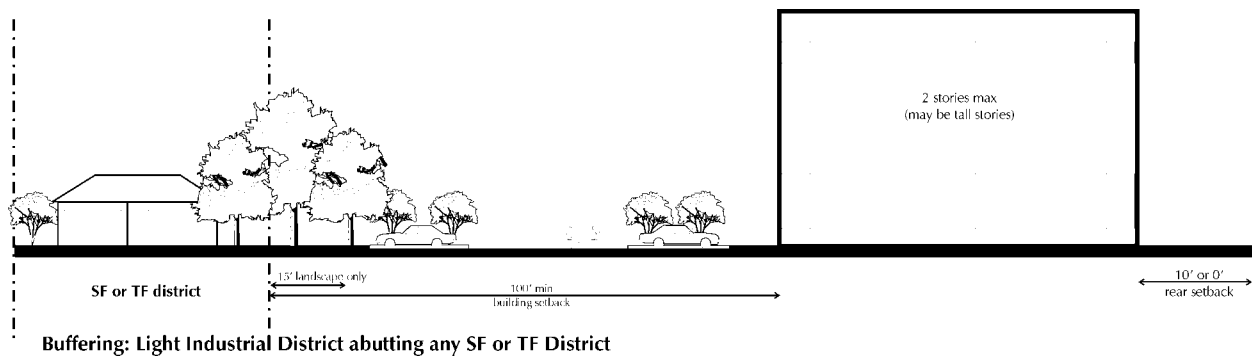
(f) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(g) Outdoor Storage and Display

Outdoor storage is permitted in the LI (Light Industrial) District, subject to the requirements listed in Section 11.505.



Graphic is for illustrative purposes only

(4) Light Industrial Design Standards

The following design standards apply to all buildings in the LI (Light Industrial) District. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Exterior Wall Finish

Except for metal containers and accessory buildings that are made of metal, the exterior finish of all sides of buildings shall be constructed of brick, stone, stucco, decorative concrete masonry unit (CMU), split face concrete block or concrete tilt wall, or similar material approved in writing by the Zoning Administrator. Quonset style buildings and structures are not permitted.

(b) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall not be incongruous with the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) Light Industrial Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Noise

The noise regulations of the Code shall apply. Outdoor paging systems and speakers shall not be located within 150 feet of any residential district.

(c) Lighting(i) Site Lighting Design Requirements

- 1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
- 2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.

3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 30 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.414 I (INDUSTRIAL) DISTRICT(1) Purpose

To accommodate areas of high intensity land use primarily devoted to traditional industrial uses and vehicle repair facilities, and other non-polluting industries.

(Ordinance No. G-03-06-26-10B1 of June 26, 2003)

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Commercial Parking
Heavy Equipment Sales and Leasing
Light Industrial (Manufacturing and Assembly)
Office
Park, Community
Park, Linear /Linkage
Park, Neighborhood
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas
Vehicle Storage and Towing
Warehouse and Freight Movement
Wholesale Trade

(b) The following uses are permitted with conditions:

Use	Special Standard
Carwash	11.423(5)
Monopole	11.423(31)
Self-Enclosed Monopole	11.423(31)
Self-Service Storage	11.423(23)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Vehicle Repair Facilities and Body Shops	11.423(28)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. G-03-06-26-10B1 of June 26, 2003 as amended by Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the I (Industrial) District shall conform to the Density, Development, and Special Standards described below.

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(a) I (Industrial) Density & Development Standards

Density & Development Standards for I (Industrial)⁽¹⁾	
Description	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	50 ft.
Minimum Setback from Street (ROW)	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽²⁾
Minimum Rear Setback abutting SF, TF, TH, MF and SR Lots	N/A ⁽⁶⁾⁽⁷⁾
Minimum Side Setback	0 or 10 ft. ⁽²⁾
Minimum Side Setback abutting SF, TF, TH, MF and SR Lots	N/A ⁽⁶⁾⁽⁷⁾
Minimum Setback for Accessory Building	0 or 5 ft. ⁽³⁾⁽⁵⁾
Maximum Height of Principal Building	1 story
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	6 ft. ⁽⁴⁾⁽⁸⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ Setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁴⁾ All fences shall provide a finished face to abutting streets. ⁽⁵⁾ Accessory buildings or structures are not permitted in any street yard. ⁽⁶⁾ Lots platted prior to the effective date of this Chapter may be developed abutting SF, TF, TH, MF, & SR lots, provided a minimum 15 ft. landscape buffer is established. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501. ⁽⁷⁾ Lots platted prior to the effective date of this Chapter may be developed abutting SF, TF, TH, MF, & SR lots provided a special side or rear setback of 50 feet is established. ⁽⁸⁾ Fencing located in any street yard must be located behind landscaped areas required in Section 11.501.	

(b) Landscaping

Landscaping requirements apply to all development in the I (Industrial) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the I (Industrial) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval

of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

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(e) Access and Circulation

Vehicle access and circulation standards apply to development in the I (Industrial) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts any other zoning district.

(i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

(ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

(iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(g) Outdoor Storage and Display

Outdoor storage is permitted in the I (Industrial) District, subject to the requirements listed in Section 11.505.

(4) Industrial Design Standards

The following design standard applies to all buildings in the I (Industrial) District. Sign coverage shall not exceed 25% of the exterior wall area.

(5) Industrial Compatibility Standards

Compatibility standards are intended to protect lower intensity properties from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b)

(b) Noise

The noise regulations of the Code shall apply. Outdoor paging systems and speakers shall not be located within 150 feet of any residential district.

(c) Lighting(i) Site Lighting Design Requirements

1. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
2. Height of Fixture
The height of a fixture shall not exceed 30 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

(d) Location

New industrial development shall not be permitted within 500 feet of SF and TF lots or within 500 feet of Designated Arterial Roadways, as defined in Section 11.802 of the Code or any future Designated Arterial Roadways identified in the General Plan, as defined in Section 11.802 of this Code.

(Ordinance No. G-03-06-26-10B1 of June 26, 2003)

11.414.1 AG (AGRICULTURAL) DISTRICT(1) Purpose

To establish and preserve areas of low intensity land use primarily devoted to agricultural activities and having the potential of becoming urban areas in the future.

(2) Permitted Uses

- (a) The following uses are permitted by right:

Use
Agricultural Operations
Fowl Raising
Livestock Raising

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- (b) The following uses are permitted with conditions:

Use	Special Standard
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

- (3) Prohibited Uses

Feed lots, dairy farms, hog raising operations, poultry farms, poultry processing and livestock processing are prohibited.

- (4) Density & Development Standards

All development within the AG (Agricultural) District shall conform to the Density, Development, and Special Standards described below.

- (a) AG (Agricultural) Density & Development Standards

Density & Development Standards for AG(Agricultural)⁽¹⁾	
Description	Requirement
Minimum Lot Area	10 acres
Minimum Lot Width	200 ft.
Minimum Width of Principal Residential Building	20 ft.
Minimum Setback from Street (ROW)	50 ft.
Minimum Garage Door Setback from Street (ROW)	50 ft.
Minimum Rear Setback	50 ft.
Minimum Side Setback	20 ft.
Minimum Setback for Accessory Building	20 ft.
Maximum Height of Residential Buildings	2.5 stories
Maximum Height of Accessory Buildings	35 ft.
Maximum Lot Coverage	10%
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	

- (b) Setback Encroachment

All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

- (c) Limits on Residential Buildings

For parcels having forty (40) acres or less, a maximum of two (2) buildings may be used for residential purposes. For parcels of more than forty (40) acres, one

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(1) building per twenty (20) acres, with a maximum of five (5) buildings may be used for residential purposes.

(d) Livestock Structures

For new development of barns, stables, corrals, sheds, pens or other similar structures where livestock may be housed, fed, or confined, or where food for livestock is stored shall not be located within 150 feet of the property line of any residence, business or commercial establishment or office (other than the livestock owner's residence, business or commercial establishment or office), grocery store, school building, church, hospital, nursing home, or restaurant or other food service establishment.

(e) Confinement of Livestock

Livestock shall be enclosed with adequate fences or barriers that will prevent such livestock from damaging shrubbery or other property situated on adjacent property. Such fences or barriers shall be sufficient to prevent the livestock from escaping the enclosure.

(f) Height and Placement Requirements

For explanation of measurements, computations and exceptions see Section 11.426.

(Ordinance No. Z-06-06-08-9B5 as of June 8, 2006)

11.415 PF-1 (PUBLIC FACILITIES - LOW INTENSITY) DISTRICT(1) Purpose

To establish and preserve areas of low intensity land use primarily devoted to places of worship and other public uses.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Cemeteries, Mausoleums, Columbaria, Memorial Parks
Parks, Community
Parks, Linear /Linkages
Parks, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Parking, General	11.423(6)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
Place of Worship (with accessory uses that exceed 2,500 square feet but not greater than 10,000 square feet)	11.423(20)(a)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004 as amended by Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the PF-1 (Public Facilities - Low Intensity) District shall conform to the Density, Development, and Special Standards described below.

(a) PF-1 (Public Facilities - Low Intensity) Density & Development Standards

Density & Development Standards for PF-1 (Public Facilities - Low Intensity)⁽¹⁾		
Description	Requirement	
	Standard	IH-35/SH45⁽²⁾
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	15 ft.	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Rear Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Side Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Side Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(5) (7)}	0 or 5 ft. ^{(5) (7)}
Maximum Height of Principal Building	2 stories ⁽⁸⁾	2 stories ⁽⁸⁾
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁶⁾	3 ft. ⁽⁶⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁷⁾	8 ft. ⁽⁷⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For lots with frontage on IH-35 or SH 45. ⁽³⁾ The setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽⁴⁾ For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other use permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback shall be required for each additional foot of building height. ⁽⁵⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁶⁾ All fences shall provide a finished face to abutting streets. ⁽⁷⁾ Accessory buildings or structures are not permitted in any street yards. ⁽⁸⁾ Places of worship buildings, gyms, or auditoriums shall have a maximum height of seventy (70) feet provided they do not contain more than two (2) stories.		

(Ordinance No. G-03-06-26-10B1 of June 26, 2003 as amended by Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

(b) Landscaping

Landscaping requirements apply to all development in the PF-1 (Public Facilities - Low Intensity) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the PF-1 (Public Facilities - Low Intensity) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the PF-1 (Public Facilities - Low Intensity) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Limited outdoor storage is allowed in the PF-1 (Public Facilities - Low Intensity) District. These regulations are located in Section 11.505.

(g) Fire Access Requirement

At least one face of the tallest segment of a building that exceeds forty feet (40') in height shall front on a designated fire lane or other open area accessible to fire trucks.

(h) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

(i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

(ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

(4) PF-1 (Public Facilities - Low Intensity) Design Standards

The following design standards apply to all buildings in the PF-1 (Public Facilities - Low Intensity) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design.

(a) Exterior Wall Finish

- (i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.
- (ii) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(d) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Sloped or unique roof features (e.g. parapets, mansard)

- (v) Architectural focal points (e.g. entry ways, window treatments)

(e) Architectural Offsets

To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

(f) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

(i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.

(ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

(5) PF-1 Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply, along with the following additional standards:

(i) Outdoor Paging Systems and Speakers

Outdoor paging systems and speakers shall not be located within 150 feet of any residential district.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 20 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

11.415.1 PF-2 (PUBLIC FACILITIES - MEDIUM INTENSITY) DISTRICT(1) Purpose

To establish and preserve areas of medium intensity land use primarily devoted to public offices, religious campuses, educational facilities, and group living facilities.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Cemeteries, Mausoleums, Columbaria, Memorial Parks
Community Service
Governmental Facilities
Office, Public
Parks, Community
Parks, Linear /Linkages
Parks, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Parking, General	11.423(6)
Place of Worship (with accessory uses not exceeding 20,000 square feet)	11.423(20)(a)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the PF-2 (Public Facilities - Medium Intensity) District shall conform to the Density, Development, and Special Standards described below.

(a) PF-2 (Public Facilities - Medium Intensity) Density & Development Standards

Density & Development Standards for PF-2 (Public Facilities - Medium Intensity)⁽¹⁾		
Description	Requirement	
	Standard	IH-35/SH45⁽²⁾
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	15 ft.	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Rear Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Side Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Side Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(5) (7)}	0 or 5 ft. ^{(5) (7)}
Maximum Height of Principal Building	2 stories ⁽⁸⁾	2 stories ⁽⁸⁾
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁶⁾	3 ft. ⁽⁶⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁷⁾	8 ft. ⁽⁷⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For lots with frontage on IH-35 or SH 45. ⁽³⁾ The setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. ⁽⁴⁾ For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other use permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback shall be required for each additional foot of building height. ⁽⁵⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁶⁾ All fences shall provide a finished face to abutting streets. ⁽⁷⁾ Accessory buildings or structures are not permitted in any street yards. ⁽⁸⁾ Place of worship buildings, gyms, or auditoriums shall have a maximum height of seventy (70) feet provided they do not contain more than two (2) stories.		

(b) Landscaping

Landscaping requirements apply to all development in the PF-2 (Public Facilities - Medium Intensity) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the PF-2 (Public Facilities - Medium Intensity) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the PF-2 (Public Facilities - Medium Intensity) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Limited outdoor storage is allowed in the PF-2 (Public Facilities - Medium Intensity) District. These regulations are located in Section 11.505.

(g) Fire Access Requirement

At least one face of the tallest segment of a building that exceeds forty feet (40') in height shall front on a designated fire lane or other open area accessible to fire trucks.

(h) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

(i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

(ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

(iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) PF-2 (Public Facilities - Medium Intensity) Design Standards

The following design standards apply to all buildings in the PF-2 (Public Facilities - Medium Intensity) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design.

(a) Exterior Wall Finish

(i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.

- (ii) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(d) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Sloped or unique roof features (e.g. parapets, mansard)
- (v) Architectural focal points (e.g. entry ways, window treatments)

(e) Architectural Offsets

To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

(f) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) PF-2 Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply, along with the following additional standards:

(i) Outdoor Paging Systems and Speakers

Outdoor paging systems and speakers shall not be located within 150 feet of any residential district.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)

The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.

2. **Light Source (lamp)**
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. **Mounting**
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. **Height of Fixture**
The height of a fixture shall not exceed 20 feet.

(ii) **Excessive Illumination**

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

11.415.2 **PF-3 (PUBLIC FACILITIES - HIGH INTENSITY) DISTRICT**

(1) **Purpose**

To establish and preserve areas of high intensity land use primarily devoted to offices, institutions, religious campuses, educational facilities, hospitals and group living facilities.

(2) **Permitted Uses**

- (a) The following uses are permitted by right:

Use
Cemeteries, Mausoleums, Columbaria, Memorial Parks
Community Service
Day Care
Governmental Facilities
Hospitals
Office, Public
Office, Medical
Parks, Community
Parks, Linear /Linkages
Parks, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Commercial Parking	11.423(6)
Parking, General	11.423(6)
Group Living	11.423(13)
Hospital Heliport	11.423 (13.1)
Place of Worship (with unrestricted square footage of accessory uses)	11.423(20)(b)
School, High	11.423(22)(c)
Schools: Business, Trade and Post-Secondary Educational Facilities	11.423(22)(d)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005 as amended by Ordinance No. Z-05-08-11-10D4 of August 11, 2005)

(c) The following use is permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Institution

(3) Density and Development Standards

All development within the PF-3 (Public Facilities - High Intensity) District shall conform to the Density, Development, and Special Standards described below.

(a) PF-3 (Public Facilities - High Intensity) Density & Development Standards

Density & Development Standards for PF-3 (Public Facilities - High Intensity)⁽¹⁾		
Description	Requirement	
	Standard	IH-35/SH45⁽²⁾
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	15 ft.	25 ft.
Minimum Rear Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Rear Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Side Setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum Side Setback abutting SF & TF Lots	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(5) (7)}	0 or 5 ft. ^{(5) (7)}
Maximum Height of Principal Building	5 stories ⁽⁸⁾	12 stories ⁽⁸⁾
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁶⁾	3 ft. ⁽⁶⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁷⁾	8 ft. ⁽⁷⁾
<p>⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.</p> <p>⁽²⁾ For lots with frontage on IH-35 or SH 45.</p> <p>⁽³⁾ The setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes.</p> <p>⁽⁴⁾ For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other use permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback shall be required for each additional foot of building height.</p> <p>⁽⁵⁾ The setback shall be 5 ft., except that common walls are not required to have a setback.</p> <p>⁽⁶⁾ All fences shall provide a finished face to abutting streets.</p> <p>⁽⁷⁾ Accessory buildings or structures are not permitted in any street yards.</p> <p>^{(8) (a)} For buildings located within 500 feet from IH-35 or SH 45, the maximum height of the Principal Building shall be 12 stories.</p> <p>^(b) For buildings located within 1,000 feet from a designated arterial roadway, as defined in Section 11.802, and more than 500 feet from SF and TF lots, the maximum height of the Principal Building shall be 12 stories.</p>		

(b) Landscaping

Landscaping requirements apply to all development in the PF-3 (Public Facilities - High Intensity) District. These regulations are located in Section 11.501.

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the PF-3 (Public Facilities - High Intensity) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

11.415.2

11.415.2

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the PF-3 (Public Facilities - High Intensity) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Limited outdoor storage is allowed in the PF-3 (Public Facilities-High Intensity) District. These regulations are located in Section 11.505.

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(g) Fire Access Requirement

At least one face of the tallest segment of a building that exceeds forty feet (40') in height shall front on a designated fire lane or other open area accessible to fire trucks.

(h) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

(i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

(ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

(iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) Public Facilities Design Standards

The following design standards apply to all buildings in the PF-3 (Public Facilities - High Intensity) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design.

(a) Exterior Wall Finish

- (i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.

- (ii) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(d) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Sloped or unique roof features (e.g. parapets, mansard)
- (v) Architectural focal points (e.g. entry ways, window treatments)

(e) Architectural Offsets

To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

(f) Signage

Signs should be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed 25% of the wall area located above doors and windows on a one-story building or between the 1st and 2nd floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(5) PF-3 Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply, along with the following additional standards:

(i) Outdoor Paging Systems and Speakers

Outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential district. This standard shall not apply to face-to-face drive-up windows where all of the following conditions exist.

1. Cashiers and customers have direct, face-to-face contact.
2. Drive aisles are adjacent to the primary structure.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 30 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

(iii) Stadium and sport facilities are exempt from these requirements.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

11.416 SR (SENIOR) DISTRICT(1) Purpose

To establish and provide locations for living facilities that primarily serve the community's aging population. This district serves as an additional option for transition from lower intensity residential uses to commercial uses. Proximity to neighborhood commercial activities is desired.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Park, Community
Park, Linear /Linkage
Park, Neighborhood
Place of Worship

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Apartments (Senior)	11.423(2)
Townhouses (Senior)	11.423(25)
Group Living (Senior)	11.423(13)(a)
Community Service	11.423(7)(c)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(3) Density and Development Standards

All development within the SR (Senior) District shall conform to the Density, Development, and Special Standards described below.

(a) SR (Senior) Density & Development Standards

Density & Development Standards for SR (Senior)⁽¹⁾		
Description	Requirement	
	1 Story	2 Story
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	25 ft.	35 ft.
Minimum Rear Setback	25 ft.	35 ft.
Minimum Rear Setback abutting SF & TF Lots	25 ft. ⁽²⁾	50 ft. ⁽²⁾
Minimum Side Setback	25 ft.	25 ft.
Minimum Side Setback abutting SF & TF Lots	25 ft. ⁽²⁾	50 ft. ⁽²⁾
Minimum Setback for Accessory Building	0 or 5 ft. ^{(3) (5)}	0 or 5 ft. ^{(3) (5)}
Maximum Height of Principal Building	1 story	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾⁽⁶⁾	3 ft. ⁽⁴⁾⁽⁶⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For all properties abutting SF and TF lots, a minimum 15 ft. landscape buffer is required. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501. ⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback. ⁽⁴⁾ All fences shall provide a finished face to abutting streets. ⁽⁵⁾ Accessory buildings or structures are not permitted in any street yard. ⁽⁶⁾ A wrought iron fence shall be permitted to reach a height of 6 feet.		

(b) Additional Setback Requirements

- (i) No use shall be allowed in setbacks as required in this Section, except that parking shall be allowed in the setback more than 15 feet from the property line. Such parking shall require a landscaped buffer at least 15 feet deep designed in accordance with landscape requirements found in Section 11.501.
- (ii) Recreational uses with overhead illumination such as swimming pools, tennis courts, ballfields or playground areas shall not be permitted within 50 feet of any SF-R, SF-1, SF-2, TF and TH district lot line.

(c) Landscaping

Landscaping requirements apply to all development in the SR (Senior) District. These regulations are located in Section 11.501.

(d) Off-Street Parking and Loading

Parking requirements shall be determined by the Zoning Administrator to reflect the mobility needs of the targeted population of a specific development.

(e) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(f) Access and Circulation

Vehicle access and circulation standards apply to development in the SR (Senior) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(g) Fencing Requirements

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) Senior (SR) Design Standards

The following design standards apply to all buildings in the SR (Senior) district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Building Elevation Variation

Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.

(b) Exterior Wall Color Finishes

Day-glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.

(c) Exterior Wall Finishes

The exterior finish of all buildings shall be masonry, except for door, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.

(d) Glass

Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(e) Orientation Requirements

Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(f) Windows

Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

(g) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(h) Special Design Features

All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. The following list contains a partial list of features that may be used as part of an integrated, comprehensive design.

- (i) Bow window
- (ii) Bay window
- (iii) Arched window
- (iv) Gable window
- (v) Oval or round windows
- (vi) Shutters
- (vii) Arched entry, balcony or breezeway entrance

- (viii) Stone or brick accent wall
- (ix) Decorative stone or brick band
- (x) Decorative tile
- (xi) Veranda, terrace, porch or balcony
- (xii) Projected wall or dormer
- (xiii) Variation of roof lines on the building
- (xiv) Decorative caps on chimneys

(5) SR (Senior) Compatibility Standards

Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Lighting

External lighting shall be arranged and controlled so as to deflect light away from any residential district.

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed 20 feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.417 MI (MINING) DISTRICT(1) Purpose

The intent of the MI (Mining) district is to accommodate existing mining operations.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Mineral Extraction
Park, Community
Park, Linear /Linkage
Park, Neighborhood

(b) The following uses are permitted with conditions:

Use	Special Standard
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

(3) Density and Development Standards

All development within the MI (Mining) District shall conform to the Density, Development, and Special Standards described below.

(a) Landscaping

A 250 foot vegetative buffer is required from the property line to active mining operations and buildings. This buffer shall be required for all operations abutting any other district. The buffer may be left in a natural, undisturbed state or may include added plant materials.

(b) Off-Street Parking and Loading

Off-street parking requirements apply to development in the MI (Mining) District. These regulations are located in Section 11.502.

(c) Outdoor Storage and Display

General outdoor storage is permitted in the Mining (MI) District, subject to the restrictions listed in Section 11.505.

(d) Lighting

(i) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.418 OS (OPEN SPACE) DISTRICT(1) Purpose

To establish and preserve land for public and private uses which consist of primarily open space.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Park, Community
Park, Linear /Linkages
Park, Neighborhood
Park, Regional/Metropolitan

(b) The following uses are permitted with conditions:

Use	Special Standard
Community Service	11.423(7)
Golf Courses/Country Clubs	11.423(10)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

(c) The following uses are permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Cemeteries, Mausoleums, Columbaria, Memorial Parks
Outdoor Entertainment

(3) Density and Development Standards

All development within the OS (Open Space) District shall conform to the density and development standards described below.

(a) Landscaping

Landscaping requirements apply to all development in the OS (Open Space) District. These regulations are located in Section 11.501.

(b) Off-Street Parking and Loading

Off-street parking requirements apply to development in the OS (Open Space) District. These regulations are located in Section 11.502.

(c) Outdoor Storage and Display

Outdoor storage and display is permitted in accordance with Section 11.505.

(4) Open Space Design Standards

The following design standards apply to all buildings in the OS (Open Space) District. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Exterior Building Finish

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(i) The exterior finish of all sides of the building shall be constructed of brick, stone, simulated stone, stucco, decorative concrete masonry unity (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below 8', concrete tilt wall, horizontally installed cement based siding, structural wood posts and beams, or similar materials approved in writing by the Zoning Administrator.

(ii) Accessory buildings not exceeding 500 square feet in gross floor area are exempt from this requirement.

(5) Open Space Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

(i) Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(ii) Additional Provisions and/or exceptions for OS

1. Screening shall be required if a structure or facility is less than 200 feet from a public right-of-way or residential district.

2. Wood may be used as a screening material in lieu of the materials required in the Section 11.501.

3. Maintenance yards in the OS District must meet the provisions for General Outdoor Storage in 11.505(3)(c) except that wood may be used as a screening material in lieu of the materials required in Section 11.505(3)(c).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply. Outdoor paging systems and speakers shall not be located within 150 feet of any residential district.

(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district
2. Light Source (lamp)
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

11.418.1 MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) DISTRICT(1) Purpose

To establish and preserve areas of mixed land uses primarily devoted to combining low to moderate density residential development with low to moderate commercial development in the Southwest Downtown area.

Mixed-use zoning refers to the combining of complementary residential and commercial uses in the same building, on the same site, or in the same block.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Community Services
Government Facilities
Office
Park, Linear/Linkage
Park, Neighborhood
Place of Worship
Single Family, detached home
Single Family, zero lot line
Single Family, village residential

(b) The following uses are permitted with conditions:

Use	Special Standard
Bed and Breakfast	11.423(4)(c)
Commercial Parking	11.423(6)(c)
Day Care	11.423(8)(f)
Eating Establishments	11.423(9)(c)
Group Living	11.423(13)(b)
Indoor Entertainment Activities	11.423(13.2)
Live/Work Units	11.423(13.3)
Office, Medical	11.423(15)
Retail Sales and Services	11.423(21)(d)
Single-Story Mixed-Use Residential	11.423(24.1)
Townhouse (maximum 14 units per acre)	11.423(25)(b)
Upper-Story Residential	11.423(26)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(c)
Wireless Transmission Facilities, Stealth	11.423(31)(d)

- (c) The following uses are permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Outdoor Entertainment
Passenger Terminals
Eating Establishments with Outdoor Cooking Areas

(3) Density and Development Standards

All development within the MU-1a (Mixed-Use Southwest Downtown) District shall conform to the Density, Development, and Special Standards described below.

(a) MU-1a (Mixed-Use Southwest Downtown) Density & Development Standards

Density & Development Standards for MU-1a (Mixed-Use Southwest Downtown)⁽¹⁾	
Description	Requirement
Minimum lot area	3000 sq. ft.
Minimum lot area (townhouses)	2500 sq. ft.
Maximum density for townhouses	14 units/acre
Minimum lot width, freestanding buildings	24 ft.
Minimum lot width, common-wall building	20 ft.
Minimum setback from street (ROW), non-residential building	5 ft. ⁽²⁾
Minimum setback from street (ROW), townhouse	10 ft. ⁽³⁾
Minimum setback from street (ROW), freestanding dwelling	15 ft.
Minimum rear setback, garages and carports	5 ft.
Minimum rear setback, all other buildings	5 ft. or 20 ft. ⁽⁴⁾
Minimum side setback	0 ft. or 5 ft. ⁽⁵⁾
Maximum height, principal building	3 stories, not to exceed 50 ft. ⁽⁶⁾
Maximum height, accessory building	15 ft.
Maximum height of fence within street yard	3 ft. ⁽⁷⁾
Maximum height of fence outside street yard	8 ft.
<p>(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.</p> <p>(2) Non-residential buildings on Main Street may build to the Main Street right-of-way line.</p> <p>(3) Steps, stoops and other access features are allowed in the front setback, but may cover no more than 1/2 of the front street yard area.</p> <p>(4) Rear setback is 5 feet from the lot line when there is an alley and 20 feet from the lot line when an alley is not present.</p> <p>(5) When not abutting an existing single-family residence, the setback shall be 5 ft., except that common walls are not required to have a setback. When abutting an existing single-family residence, a setback of 5 ft. or greater shall be required subject to the compatibility standards in Section 11.418.1(9)(a)(ii) related to height. 5 ft. of the setback must be entirely free of obstruction for maintenance easement.</p> <p>(6) Number of stories includes mezzanines or other occupiable levels. Height of the physical structure not to exceed 50 feet. Properties abutting existing single-family residences may be subject to additional height restrictions as</p>	

provided in Section 11.418.1(9)(a)(ii).

(7) All fences shall provide a finished face to abutting streets. A wrought iron fence is permitted to reach a height of 6 ft.

(b) Setback Requirements

- (i) Except as provided below, all required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.
- (ii) Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. In cases where the setback requirement conflicts with such utilities, the Zoning Administrator shall adjust the setback to resolve the conflict.
- (iii) Movable furniture including but not limited to outdoor café tables, shade umbrellas and seating shall be permitted within the required setbacks.
- (iv) Signs may be permitted in the front setback, if in accordance with Section 3.1400 of this Code.

(c) Off-Street Parking and Loading

In addition to the off-street parking requirements provided in Section 11.502 of this Code, the following requirements apply in the MU-1a District.

(i) Interim Parking Requirement

- 1. Where on-street parking is not in place prior to an application for a building permit, an applicant shall provide on-street parking adjacent to the property similar to the street improvement plan provided in the Southwest Downtown Plan and may utilize the parking credit provided in paragraph (ii) below.
- 2. The parking improvements shall be temporary in nature and shall require paving and striping, as approved by the Transportation Director.
- 3. The location of the temporary parking improvements shall be approved by the Transportation Director.

(ii) Parking Credit

- 1. Except as provided in paragraph (3) below, the Gross Floor Area (GFA) of an existing building at the time of adoption of this Section 11.418.1 is exempt from providing new parking spaces, provided the building is not expanded. For the purpose of MU-1a parking credit, GFA calculations shall include attached building elements that have continuous rooflines or are structurally integrated with the

primary structure. Any expansions to the GFA of the building shall meet the required parking for the use of the expansion.

2. In the event that a structure is demolished after adoption of this Section 11.418.1, a credit shall be granted for the GFA that existed on the lot, prior to demolition at a ratio of 1 space for every 400 ft² of GFA. This credit shall only apply to new non-residential development.
 3. Residential parking requirements shall be met without the use of parking credits.
- (iii) Except as allowed by the Transportation Director for access to interior parking when properties are converted from a residential to a non-residential use, no curb cuts shall be permitted on a public street for the purpose of a new driveway.
- (iv) Parking shall be accessed by an alley or rear driveway. When this is not available, an alternative access shall be provided, as allowed by the Transportation Director.
- (v) Except as allowed by the Transportation Director, new garages and carports shall be constructed and oriented to the alley or rear driveway.
- (vi) Except for commercial parking surface lots on the street level, off-street parking areas shall not be permitted in any street yard.
- (vii) Required non-residential parking may be provided off-site provided all parking is within 600 feet of the lot.
- (viii) Residential Parking
1. Where a new commercial use is established in conjunction with a new or existing residential use, on-site parking shall be provided for the residential component, in addition to meeting the necessary parking requirements for the commercial use.
 2. On-site parking shall be provided for all residential uses.
- (ix) Residential Requirements
1. Number of Spaces
 - A. Single-family detached: 2 spaces
 - B. Other residential units (townhouse, upper-story residential or single-story mixed-use residential)

1 Bedroom:	1 space
2 Bedrooms or more:	2 spaces

For residential units without defined bedrooms:

Under 800 square feet:	1 space
800 square feet or more:	2 spaces

- C. The Zoning Administrator may adjust requirements for special residential uses, such as, but not limited to senior or assisted living facilities, as appropriate for those populations.

2. Design and Location Standards

In cases where single-family residential driveways are accessed from the front of a property, parking areas, including carports and garages shall be set back at least ten (10) feet behind the portion of the front face of the structure located farthest from the street.

(x) Non-residential Requirements

1. Number of Spaces:

- A. Except as provided in paragraph B. below, one (1) space shall be provided per 400 ft² GFA of all non-residential uses.
- B. Eating establishments shall be required to provide one (1) space per 200 ft² GFA and shall also include parking for any outdoor seating or customer waiting areas at the same parking ratio.

2. Design and Location Standards

- A. If required parking cannot be provided on-site, then the property owner shall have the option of providing off-site parking, provided all the parking is within 600 feet of the lot.
- B. Establishments with two (2) or more pick up, delivery or service vehicles shall be required to park those vehicles off-street and shall screen them from view in accordance with the landscaping requirements in Section 11.501 of this Code.
- C. Shared parking may be permitted in accordance with Section 11.502(3)(b) of this Code.

(d) Fencing Design Standards

The following standards apply to fencing in the MU-1a District.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other decorative masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be top and bottom capped.
- (iv) All fences shall provide a finished face abutting a single-family or townhouse use.
- (v) Fencing located within ten (10) feet of an alley entrance or exit shall not impede the visibility of drivers entering or exiting the alley.

Additional standards applicable to properties abutting existing single-family residences are provided in Section 11.418.1(9) and special standards for specific uses are identified in Section 11.423.

(e) Landscaping

- (i) Landscaping requirements provided in Section 11.501 apply to all development (residential and commercial) in the MU-1a District.
- (ii) In order to maintain the unique character, identity, and environment in the Southwest Downtown area, an alternative landscape plan may be requested. The alternative landscape plan shall be submitted for approval to the Zoning Administrator in accordance with Section 11.501(5).

(f) Access and Circulation

Vehicle access and circulation standards provided in Section 11.504 apply to development in the MU-1a District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways.

(g) Outdoor Display and Storage

- (i) General outdoor storage is prohibited.
- (ii) Outdoor display and limited outdoor storage shall be allowed in the MU-1a District in accordance with Section 11.505.

- (iii) Limited outdoor storage is prohibited in the street yard in the MU-1a District.

(h) Special Conditions for Properties Located on Lake Creek

- (i) No opaque fences shall be allowed on the portion of a lot abutting Lake Creek. Wrought iron fencing or equivalent may be used.
- (ii) There shall be no loading or service areas between the buildings and Lake Creek. Loading or service areas shall be located between the buildings.
- (iii) A fifteen (15) foot landscape buffer is required on lots abutting Lake Creek that have their parking between the buildings and Lake Creek. The landscape buffer shall be provided in accordance with Section 11.501(4).

(i) Special Conditions for Garage and Carport Conversions

Garage and carport conversions shall be permitted subject to the following conditions:

- (i) Residential dwelling units are not permitted in a converted garage or carport on the ground floor, except as a live/work unit.
- (ii) For single-family residences, the conversion of a garage or carport for a use other than for the expansion of the primary residence, constitutes a change to mixed-use and the compatibility standards for uses adjacent to single-family residences provided in Section 11.418.1(9) shall no longer apply.
- (iii) All existing driveways, no longer required for access, shall be removed and replaced with sidewalks and on-street parking similar to the street improvement plan provided in the Southwest Downtown Plan.

(4) MU-1a (Mixed-Use Southwest Downtown) District Design Standards

The following design standards apply to all buildings in the MU-1a District, except for single-family residential uses, townhouses and expansions that are less than the square footage of the original structure. These standards supplement any district-specific standards. These standards are not intended to be of a particular style or period, but to encourage high-quality construction/development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure. Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design that still meets the intent of the MU-1a District design standards.

(a) Exterior Wall Finish

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent and existing developments. The exterior finish of all buildings shall be masonry, except for doors, windows and trim.

Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement based siding. The use of materials such as wood shingles or wood siding shall be limited to accent features.

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(b) Orientation Requirements

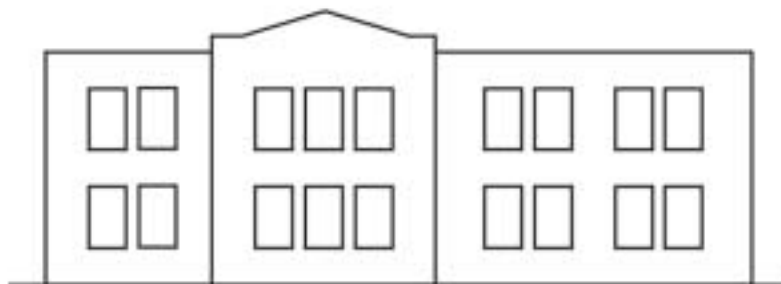
Buildings shall have their main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.

(c) Exterior Color

- (i) Day-glo, luminescent, neon, or similar types of color finishes are not permitted.
- (ii) Color schemes shall be harmonious and compatible with adjacent developments.

(d) Building Elevation Variation

- (i) The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials, including windows and doors.
- (ii) The composition of windows and other major features shall relate to the wall plane, rather than to the entire wall; and the entire elevation shall be balanced.



Example of how window arrangement relates to smaller wall sections.

Graphic is for illustrative purposes only

- (iii) A horizontal design feature between the first and second floors of a building shall be indicated on the building's façade. Examples of design features delineating first and second floors include awnings, canopies, transoms, moldings, balconies, pergolas, wainscoting or changes in color or texture.
- (iv) Alternative designs to the building elevation requirements may be submitted for approval by the Zoning Administrator.

(e) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide architectural interest and style.

The following is a list of design features that may be used as part of an integrated, comprehensive building design to provide architectural interest and style. Such interest and style may include, but are not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Bow window
- (v) Bay window
- (vi) Arched window
- (vii) Gable window
- (viii) Oval or round windows
- (ix) Shutters
- (x) Arched entry, balcony or breezeway entrance
- (xi) Stone or brick accent wall
- (xii) Decorative stone or brick band
- (xiii) Decorative tile
- (xiv) Veranda, porch or balcony
- (xv) Projected wall or dormer
- (xvi) Variation of roof lines on the building
- (xvii) Decorative caps and chimneys

(f) Windows

In order to ensure that including their proportion, shape, position, location, pattern and size, contribute to a building's design, the following shall be required:

- (i) Windows shall be provided with relief. Examples include architectural surround, trim, changes in color, changes in texture or soldier coursing.
- (ii) Front facades shall have a minimum of forty (40) percent glazing. For buildings that are more than one story, at least fifty (50) percent of the required glazing must be on the ground floor.
- (iii) At least twenty-five (25) percent of the wall area on any side or rear elevation facing a public street, park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.
- (iv) For unique security or display purposes, including but not limited to art galleries and jewelry stores, ground floor glazing requirements may be reduced by the Zoning Administrator.

- (v) To assist with energy efficiency, the Zoning Administrator may consider an alternative design solution to glazing requirements.

(g) Glass

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and structures.

(h) Roofing Materials

- (i) Roofing materials for pitched roofs shall consist of a minimum twenty-five (25) year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, copper or other similar materials as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- (ii) All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza or public open space. Screening shall utilize the same or similar materials as the principal structure.

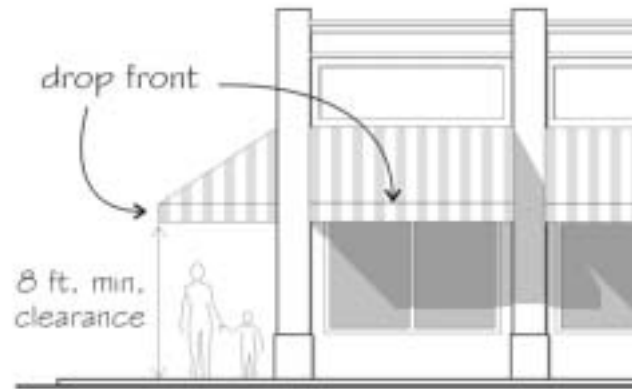
(i) Pitched Roof

Pitched roofs shall be required for all one (1) story detached structures and shall have a pitch equal to or greater than a four (4) to twelve (12) pitch. The pitch may be three (3) to twelve (12), if the span is greater than sixty (60) feet. Pitched roofs shall not be required for one (1) story structures that share a common wall with another structure.

(j) Awnings and Canopies

Awnings and canopies on buildings used for commercial, industrial or retail purposes shall meet the following standards:

- (i) Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
- (ii) Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
- (iii) Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.



Drop-front style awning.

Graphic is for illustrative purposes only

(k) Commercial Signs

Signs shall be in harmony with the style and character of the development and shall be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Signs attached to buildings shall be integrated with the primary physical features of the building and shall complement the building architecture. Signs attached flush to a building's façade shall be mounted so that the attachment device is not visible or discernable.
- (ii) Sign coverage shall not exceed twenty-five (25) percent of the wall area located above doors and windows on a one-story building or between the first and second floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.
- (iii) Pole-mounted signs; roof mounted signs; electronic reader-board signs with scrolling and or changeable text; and attached cabinet or box signs are not permitted.
- (iv) Flashing or one-piece backlit signs are not permitted. Individual backlit letters, or solid letters with a light source behind them producing a halo effect are permitted.

(5) Expansions

Expansions that are less than the total GFA of the original structure shall meet the following criteria:

- (a) Expansions shall reflect the architectural style of the original building, including roof, roof pitch, articulation, windows, doors, treatment, and exterior finish.

- (b) Accessory buildings as defined, including decks and patios, shall be considered expansions.
- (c) Renovations and the newly constructed portion of the building shall meet the design standards provided in Section 11.418.1(4).

(6) Change of Use and Conversions

Change of use in the MU-1a District shall include conversions from single-family residential to a non-residential use and shall meet the following criteria:

- (a) Any changes to a building associated with the change of use shall reflect the original architecture, including roof, windows, doors, treatments and exterior finish.
- (b) Renovations shall meet the design standards provided in Section 11.418.1(4), as applicable.

(7) Townhouses

- (a) Townhouses in the MU-1a District shall be in a “row house” form.
- (b) Each unit shall include an off-set in wall planes and individual roof lines separated by recessed entries or shall be distinguished by a change in façade materials.
- (c) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows. The following is a partial list of features that may be used as part of an integrated, comprehensive design to provide visual relief to townhouse buildings:

- (i) Bow window
- (ii) Bay window
- (iii) Arched window
- (iv) Gable window
- (v) Oval or round windows
- (vi) Shutters
- (vii) Arched entry, balcony or breezeway entrance
- (viii) Stone or brick accent wall
- (ix) Decorative stone or brick band
- (x) Decorative tile
- (xi) Veranda, terrace, porch or balcony
- (xii) Projected wall or dormer
- (xiii) Variation of roof lines on the building
- (xiv) Decorative caps on chimneys

(8) MU-1a District Compatibility Standards

Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds, dumpsters, trash receptacles, outdoor storage, ground-mounted equipment and other similar structures are provided in Section 11.501(4)(b).

(b) Noise

The noise regulations in the Code shall apply, along with the following standards:

- (i) Outdoor audio paging systems shall not be permitted.
- (ii) Outdoor amplification of music shall not be permitted.

(c) Lighting

- (i) External lighting shall be arranged and controlled so as to deflect light away from any residential areas.

(ii) Building Illumination

- 1. The design and materials of lighting fixtures shall be consistent with the character of the area. Fully recessed downlights, gooseneck lights or other incandescent fixtures appropriate to the style of a building shall be used.
- 2. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for pedestrians.

(iii) Site Lighting Design Requirements

- 1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street or residential development.
- 2. Light Source (lamp)
Only incandescent, fluorescent metal halide or color-corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout a development.

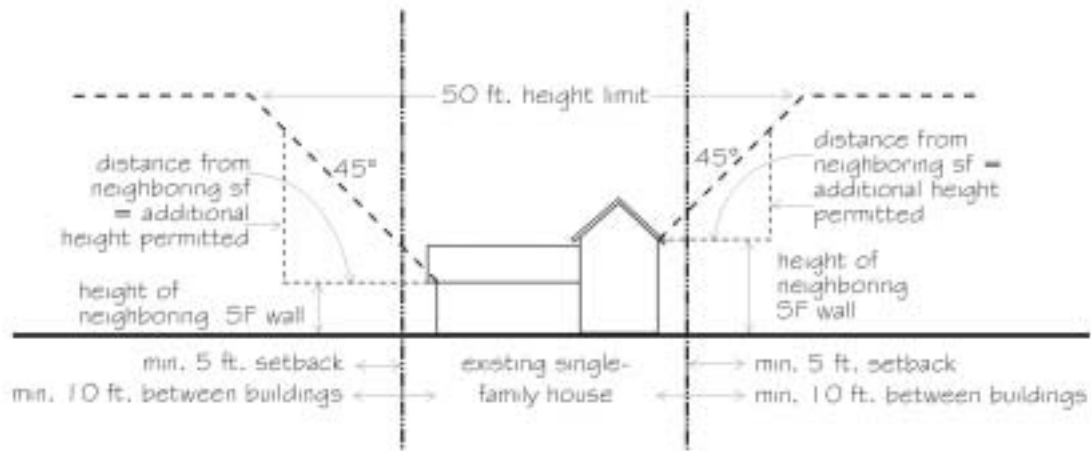
3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture
The height of a fixture shall not exceed twenty (20) feet.

(iv) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
3. Foot candle reading on any exterior portion of the site shall not exceed twenty-five (25) foot candles.

(9) Compatibility Standards for Uses Next to Existing Single-Family Residences

- (a) In addition to the compatibility standards provided in Section 11.418.1(8) above, properties adjacent to existing detached single-family residences, as identified and listed by separate resolution adopted by City Council shall meet the following requirements:
 - (i) New structures that abut an existing single-family residential use shall have a setback of five (5) feet or greater from the neighboring property line that abuts the residence with no less than ten (10) feet of separation between buildings.
 - (ii) The height of the structure abutting an existing single-family residential use is limited to the height of the single-family structure's nearest wall excluding the roof and attic plus one (1) foot in height from every foot of distance from the existing single-family residential use, as illustrated below.



Additional height restrictions for new structures adjacent to existing single-family residences.

Graphic is for illustrative purposes only

- (iii) Any windows facing an existing single-family residential use shall be translucent but not allow visibility into the side setback of the adjacent single-family lot.
- (iv) All land uses other than single-family shall be required to install and maintain a fence a minimum of six (6) feet in height along a property line which abuts an existing single-family use.
 - 1. Fences shall be constructed of the following materials: masonry materials such as brick, stone or decorative reinforced concrete, or other equivalent material approved by the Zoning Administrator.
 - 2. Fence posts shall be constructed of rust-resistant metal parts, concrete-based masonry or concrete pillars of sound structural integrity.
 - 3. Fence panels shall be top and bottom capped. All fences shall provide a finished face abutting a single-family use.
 - 4. The construction material of the fence shall compliment the material used on the principal building located on the same lot.
- (v) Except as provided herein, an eating establishment use and associated parking that abuts an existing single-family residential use shall not have a full commercial kitchen. Uses with limited kitchens, such as, but not limited to, coffee houses or sandwich shops are permitted.
- (b) If a single-family residence listed in the resolution adopted by City Council is converted to a non-single-family use, the requirements provided above shall no longer apply.

- (c) If a commercial property is converted to a single-family residential use after the City Council adopts by resolution the single-family residences, the converted single-family residence shall not be added to the list and the requirements provided above shall not apply.

(10) Damage or Destruction of Building or Structure

If a building or structure is damaged or destroyed by fire, explosion, act of God, or the public enemy, then restoration or new construction shall be permitted. The restoration or new construction may be the same as the former building's footprint, gross floor area and exterior wall elevation, save and except any illegal encroachments onto another property or right-of-way.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

11.419 PUD (PLANNED UNIT DEVELOPMENT) DISTRICT

(1) Purpose

Proper private development of infill areas, as well as the comprehensive development of large areas of vacant or substantially vacant land, requires a flexible approach to be available both to the city and to the landowner. The Planned Unit Development (PUD) is intended to encourage mixed uses, allow a more flexible response to the market, encourage innovative subdivision or site plan design and promote superior development which is compatible with adjacent land uses.

(2) Application

Procedures for application of the PUD district are located in Section 11.314.

(3) Each PUD District Unique

Each designated PUD district will have unique standards and requirements that are described in the adopting ordinance for that district.

(4) Underlying Standards and Requirements

The standards and requirements of this Chapter shall apply in every PUD district unless specifically superseded by the standards and requirements of the PUD district.

11.420 H (HISTORIC OVERLAY) DISTRICT

(1) Purpose

To establish and preserve structures, sites or areas that have outstanding historical and cultural significance.

(2) Application

Procedures for application of the H (Historic Overlay) district are located in Section 11.315.

(3) Designation of Existing Historic Sites

Any existing designated historic landmark, site or district in the City at the time of adoption of this Chapter is designated as an H (Historic Overlay) district. Any special requirements or standards for such existing sites shall continue to apply to the H (Historic Overlay) district.

(4) Certificate of Appropriateness Required for Development

A certificate of appropriateness is required prior to commencing any development in any H (Historic Overlay) district. Procedures for obtaining a certificate of appropriateness are described in Section 11.307.

(5) Each Historic Overlay Unique

Each designated H (Historic Overlay) district may have unique standards that are described in the adopting ordinance for that district. Standards for underlying districts remain in effect unless supplanted by the district-specific standards.

(6) H (Historic Overlay) District Standards

All H (Historic Overlay) districts shall be subject to the following district standards or requirements:

- (a) Any regulations for a specific H (Historic Overlay) district shall apply to all properties or structures wholly contained within that district, and to those portions of any property located within the district.
- (b) Because the H district is an overlay district, the regulations for the underlying zoning district shall remain in effect, except as otherwise provided in this Chapter.
- (c) In case of any conflict between the regulations applicable in the underlying district and the regulations of the H (Historic Overlay) district, the regulations of the overlay district shall apply, even where the applicable regulation may not be the “higher” standard.

- (d) The findings adopted by the City Council for a specific H (Historic Overlay) district shall define the scope of the City's interest in protecting the historic resource and shall provide the guidelines to be used by the Historic Preservation Commission, along with the applicable regulations, in considering whether to grant or deny a certificate of appropriateness.

(7) Minimum Maintenance

- (a) Every person responsible for an improvement on a structure or lot within an H (Historic Overlay) district shall keep the following in good repair:
 - (i) All the exterior portions of such improvement and any exterior portions of a structure within the district that may be affected by the improvement.
 - (ii) All interior portions of such improvement, which, if not maintained, may cause or tend to cause the exterior portions of such improvement to deteriorate, decay, become damaged, or otherwise fall into a state of disrepair.
- (b) The provisions of this Section shall be in addition to all other provisions of law requiring any such improvement to be kept in good repair.
- (c) The Historic Preservation Commission may enforce the provisions of this section at law or at equity.

(8) Taxes

Nothing in this Section shall be construed as reason for an increased evaluation of the property for purposes of ad valorem taxation because of historic designation.

11.421 CT (CHISHOLM TRAIL OVERLAY) DISTRICT(1) Purpose

To establish and preserve areas within the overlay that have significance and interest, and to encourage commercial development that supports the historic nature and general theme of the area.

(2) Use Restrictions(a) Permitted Uses

- (i) All permitted uses in the C-1 district, except Automobile Service Facilities, Car Washes, Self-Service Storage, Vehicle Repair Facilities and Body Shops, and Vehicle Sales, Rental or Leasing Facilities.
- (ii) A single residence within a structure also containing any principal permitted use.
- (iii) Buildings shall be restricted to 2.5 stories.

(3) Density & Development Standards

All development within the CT (Chisholm Trail Overlay) District shall conform to the Density, Development, and Special Standards of the underlying zoning district, C-1 (General Commercial)

(4) Special Criteria for Site Plan Approval

- (a) All plans for new construction in the CT district are subject to the approval of the Zoning Administrator prior to the issuance of a building permit.
- (b) The Zoning Administrator shall consider the following design criteria as part of review of building plans:
 - (i) The architecture of all buildings and structures shall be compatible with the style of 19th century Central Texas buildings and structures. This provision shall not prohibit the construction of multi story or multi level structures, but shall ensure that the design of such structures is compatible with the architecture of the surrounding historic landmark buildings.
 - (ii) All buildings shall be constructed with a limestone exterior constituting a minimum of 50 percent coverage of all building faces, with the remainder to consist of rustic wood and nonreflective window/door glass.
 - (iii) All structures other than buildings shall be constructed of limestone and wood to the extent practicable.

- (iv) Metal may be used where structurally required and shall be integrated into the design of the building or structure or shall be appropriately camouflaged. Metal may also be used in a decorative manner in keeping with the theme of the surrounding historic landmark buildings.
- (v) Roofing materials may be metal, wood, tile, or such other material as may be approved by the Zoning Administrator. Only one category of roofing material shall be used on all roof surfaces of a given structure.
- (vi) The use of plastics shall be permitted only when no other material is suitable for a particular application and only when that application is necessary and integral to the function of a building or structure.
- (vii) All buildings or structures located upon a lot having frontage onto Chisholm Trail shall provide a primary pedestrian entrance and building facade on Chisholm Trail. When a lot has more than one street frontage, more than one primary entrance and building facade may be developed. In no case shall any street yard fronting Chisholm Trail give the appearance as a service entrance for a building or structure.
- (viii) All parking and other service areas shall be located and designed so as to achieve maximum screening from Chisholm Trail.

11.422 PV (PALM VALLEY OVERLAY) DISTRICT

(1) Purpose

To establish and preserve the unique characteristics of the Palm Valley area, and to implement the design goals of the Palm Valley Plan.

(2) Special Criteria for Site Plan Approval

In addition to complying with the site plan approval criteria listed in Section 11.306, any site plan in the PV district shall also comply with the following special approval criteria whenever the criteria are applicable. Failure to provide for these special approval criteria shall result in disapproval of the site plan. Site plan approval is required prior to commencing any development within the PV district.

- (a) Building fronts shall be easily accessible by pedestrians from the street or sidewalk.
- (b) Public spaces shall be provided in front of buildings and protected from the street through the use of planting strips or other amenities (e.g., trees, lighting standards) and on-street parking.
- (c) Parking and vehicular circulation shall be subordinate to pedestrian access to buildings.
- (d) Developments shall promote walkability within the surrounding area.
- (e) View corridors and vistas shall be protected.
- (f) Building massing shall be addressed by breaking large structures into a series of smaller units and places.
- (g) Building facades shall be broken into small components to bring them into the human scale.
- (h) Building fronts shall encourage pedestrian activity on the street, by utilizing porches, awnings, arcades, colonnades, entries and windows.
- (i) All building elevations that front onto a street, any parking areas, or public open space shall have prominent windows.
- (j) No parking is permitted in the required front setback.
- (k) Entrances to neighborhoods shall be marked with defining architectural features as described in Section 11.422(3)(c).
- (l) Buildings and landscaping shall incorporate unifying design themes representative of Palm Valley and consistent with Section 11.422(3)(c).

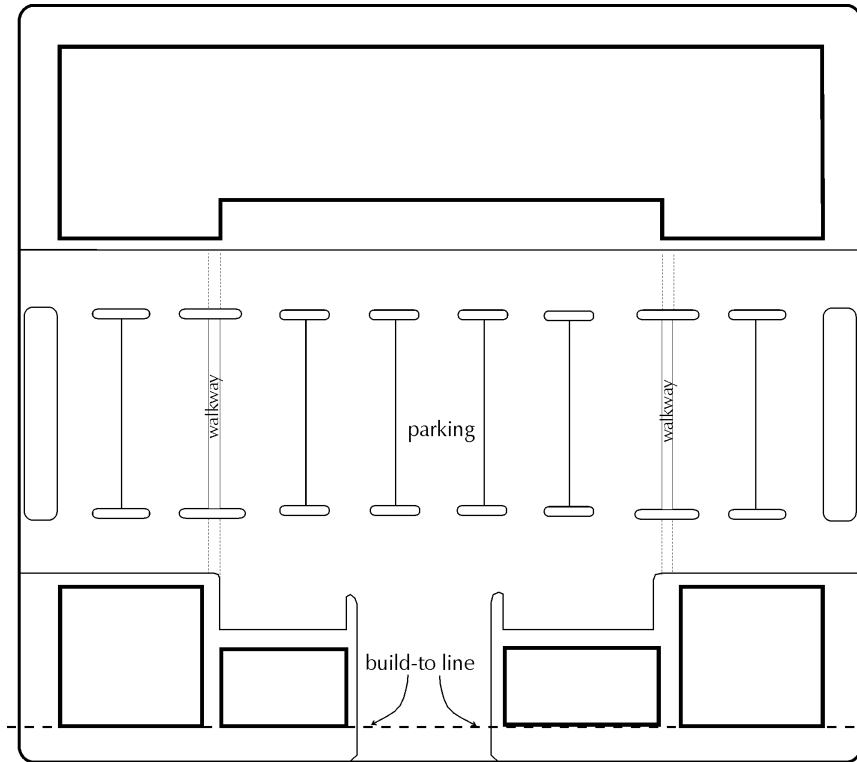
- (m) Signs shall be consistent in style and representative of Palm Valley architectural themes.

(3) Density & Development Standards

All development within the PV (Palm Valley Overlay) District shall conform to the Density, Development, and Special Standards of the underlying zoning district and the following special standards. When in conflict, the special development standards shall apply.

(a) Build-to Lines

- (i) Build-to lines are established for all development in the Palm Valley Overlay district. Build-to requirements replace minimum setback requirements in the overlay area. If no build-to requirements are established, then the applicable setback standards shall remain in force.
- (ii) 55 percent of the street frontage of all townhouse or multifamily residential structures shall be between 20-25 feet from the street edge. Townhouse or multifamily structures located within 300 feet of single family detached structures may not be closer than 10 feet to the street.
- (iii) 60 percent of the street frontage of all structures in nonresidential districts shall be between 20-25 feet from the street edge. Pedestrian accessible plazas and courtyards along commercial streets may count as part of this building frontage provided that they extend to the edge of the sidewalk.
- (iv) Garages shall be setback a minimum of 25 feet, and may not be included in calculation of residential building frontage.
- (v) With the approval of the Zoning Administrator, the minimum build-to lines established above may be modified to allow for pedestrian passages or protected spaces that create wider sidewalk areas for cafes, patios or other types of outdoor pedestrian activities as well as driveways and access to parking.
- (vi) Buildings along curved rights of way are required to have one or more points tangent to the build-to line. This eliminates any unintended requirement for curved walls.
- (vii) The build-to line may be averaged when there are two or more contiguous lots.
- (viii) Build-to lines do not apply to designated arterial roads.



C-1: Palm Valley Configuration

11.422

11.422

Graphic is for illustrative purposes only.

(b) Building Materials

- (i) Exterior Wall Finish for single-family (detached and attached) residential buildings.

Metal of any type is not permitted except horizontal, prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

- (ii) Exterior Wall Finish for Townhouse, Multifamily and Senior residential buildings

Exterior wall finish for Townhouse, Multifamily and Senior residential development shall be in accordance with the exterior wall finish standards listed in the Townhouse, Multifamily and Senior zoning districts.

- (iii) Exterior Wall Finish for nonresidential buildings

1. Any exterior wall facing a public right-of-way, parking area, or public open space, shall be masonry, except for doors, windows and trim. Masonry shall mean brick, stone, stucco, or similar material approved in writing by the Zoning Administrator. Stucco shall not comprise more than 50 percent of the exterior finish (breezeways are not included in this calculation).

2. The exterior wall finish of all other sides of the building (not facing a public right-of-way) shall be constructed of brick, stone, stucco, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above 8 ft., abuse resistant EIFS for exterior finish below 8 ft., concrete tilt wall, or similar material approved in writing by the Zoning Administrator.

(c) Building Design Standards

Buildings, other than those located in a LI, I, BP or PUD base district, should be designed with characteristics of the Pioneer architectural style. Buildings shall contain one or more of the following design features from the Pioneer architectural style. These characteristics include the following:

- (i) Front porches, back porches, wrap-around porches, add-on porches, and cut-out porches
- (ii) Stone walls of various stone coursing
- (iii) Gable end roofs, some hip roofs, occasional hip-gable roofs
- (iv) Pitched roofs with multiple pitch angles
- (v) Galvanized metal roofing
- (vii) Dormer windows
- (viii) Pronounced stone chimneys
- (ix) Breezeways between parts of buildings
- (x) Courtyards
- (xi) Small add-on structures
- (xii) Exterior stairs to upper levels
- (xiii) Exposed rafters at eaves
- (xiv) Rock fences
- (xv) Arbors

(d) Palm Valley Overlay District Additional Signage Standards

In addition to required compliance with the City's existing sign regulations, signs in the Palm Valley Overlay district are required to comply with the following additional requirements:

- (i) All freestanding signs shall be monument signs, as defined in the Code.
- (ii) Freestanding signs shall not exceed six feet in height.
- (iii) One freestanding monument sign shall be permitted for platted lots of less than three acres in size. The maximum area of masonry monument signs, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty square feet. The portions of a masonry structure on which the sign is located are not counted as part of the fifty square feet provided they are not contained within the polygon. The maximum area of all other signs shall be regulated by the Code.

- (iv) Additional freestanding monument signs shall be permitted for lots of three acres or larger in accordance with the regulations contained in the Code. Platted lots larger than 15 acres or more fronting US 79 may substitute one pylon sign in place of two monument signs. Pylon signs must be designed in accordance with the architectural theme of the development. The pylon sign shall not exceed 30 feet in height and shall not exceed 200 square feet within the polygon signage area.
- (v) Directional signs solely for the purpose of directing traffic or identifying buildings shall be permitted provided they are restricted to a size required for their function as determined by the Zoning Administrator.

11.423 SUPPLEMENTARY USE STANDARDS

(1) Amenity Center

- (a) Amenity centers located in residential districts and in the C-2 district shall have their principal vehicular entrance and exit on a collector street. Amenity centers shall be operated by the property owners' association.
- (b) Amenity centers in the C-2 district shall be located on sites larger than two acres.
- (c) Amenity centers are permitted in the BP district provided they serve the employee population. The site shall be larger than 2 acres and shall have principal vehicular entrance and exit on a street internal to the business park.

(2) Apartment

Apartments in the SR district are restricted to senior housing.

(3) Auto Service Facilities

- (a) Automotive service facilities are permitted subject to the following conditions.
 - (i) All repairs shall be conducted within an enclosed building.
 - (ii) All inoperable automobiles upon which repairs are to be conducted shall be enclosed behind a minimum six-foot screening fence.
 - (iii) No repairs shall be conducted on any premises that abut any residential district boundary.
 - (iv) No automobile repair or service facility shall be permitted to have bay doors facing a SF-R, SF-1, SF-2, TF, TH, MF, or SR district.
- (b) Allowed services in the C-1 and C-1a districts shall be limited to the

following.

- (i) Fluid changes (including, but not limited to oil, radiator coolant and freon).
- (ii) Lubrication.

- (iii) Sales and replacement of minor parts such as batteries, belts, bulbs, lamps, fuses and wipers.
- (iv) Battery recharging.
- (v) State-mandated inspections.
- (vi) Tire sales, installation, repair and alignment.
- (vii) Brake repair and replacement.
- (viii) Replacement of shocks and struts.
- (ix) Sales and installation of custom auto parts and accessories that are not intended to enhance the performance of the engine, and that do not alter the original or "stock" components of automotive electric, transmission, suspension or exhaust systems.

(Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

- (c) Automotive service facilities in the C-2 district are restricted to gas stations developed in conjunction with a retail convenience store.

(4) Bed and Breakfast

- (a) Except as provided in paragraph (c) below, a bed and breakfast shall be subject to the following standards.
 - (i) A maximum of six guest rooms shall be provided in any one bed and breakfast establishment.
 - (ii) No food preparation, except beverages, is allowed within individual guest rooms. Meal service shall be provided to overnight guests only.
 - (iii) Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.
- (b) A bed and breakfast located in a SF-2 district shall be subject to the following additional standards.
 - (i) A bed and breakfast located in a SF-2 district shall be in the Downtown Development Area.
 - (ii) The operator of the Bed and Breakfast shall be a full-time resident of the dwelling in which the Bed and Breakfast establishment is housed.
 - (iii) A maximum of four guest rooms shall be provided in any one bed and breakfast establishment.
 - (iv) No exterior evidence of the bed and breakfast shall be allowed, except for one attached sign no larger than twelve square feet.

(Ordinance No. Z-06-02-09-9A5 as of February 9, 2006)

- (c) A bed and breakfast in an MU-1a district shall be subject to the following standards.
 - (i) A maximum of ten (10) guest rooms shall be provided in any one bed and breakfast establishment.
 - (ii) No food preparation, except beverages, is allowed within individual guest rooms.
 - (iii) Meal service may be provided in an on-site restaurant, as part of a mixed-use development, for overnight guests and the public.
 - (iv) Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(5) Car Wash

- (a) Multi-bay car wash facilities are permitted subject to the following conditions.
 - (i) All washing facilities shall occur under a roofed area with at least two walls.
 - (ii) Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 50 feet from any residential district.
 - (iii) The building surfaces shall be faced with masonry or other material equal in durability and appearance.
 - (iv) The building shall not be less than 100 feet from any residential district.
 - (v) The building shall be set back not less than 50 feet from the front property line.
 - (vi) All off-street parking areas shall be paved.
 - (vii) Any lights used to illuminate the area shall be directed away from adjacent residential properties.
- (b) In addition to the conditions provided above, multi-bay car wash facilities in the C-1a district are subject to the following conditions:
 - (i) The entrance and exit of the bays shall be aligned parallel with the primary road that the property fronts in order to limit the visibility of the interior of the bays.

- (ii) The queuing area shall be screened from view from the primary road the property fronts by either a masonry wall extending from the side of the outside bay or bay a landscaped berm.
- (c) Fully automatic single-bay carwashes are permitted as an accessory use to gas stations.

(Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(6) Commercial and General Parking

- (a) Trucks, truck tractors, and semi trailers may not be parked in commercial or general parking lots except for panel trucks, pickup trucks, school buses and those motor vehicles necessary and accessory to the operation of uses permitted in the zoning district.
- (b) No commercial or general parking lot may be used as a towing service storage yard or as an abandoned vehicle yard.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

- (c) Commercial parking in the MU-1a District shall be subject to the following additional standards.
 - (i) Commercial parking shall be screened from view, in accordance with the landscaping requirements provided for in Section 11.501.
 - (ii) Parking areas abutting an existing single-family residence, as identified and listed by separate resolution adopted by City Council shall be separated by a ten (10) foot minimum landscape buffer in accordance with Section 11.501(4)(a) and an eight (8) foot high masonry wall located on the property line in accordance with the fencing requirements provided for in Section 11.418.1(3)(e).
 - (iii) Parking garages shall be screened with a fifteen (15) foot landscape buffer as measured between the garage and the sidewalk abutting any public right-of-way, or in lieu of a landscape buffer, the garage may have commercial uses incorporated into the ground floor that are accessible at the street level. The landscape buffer shall include one (1) medium tree per thirty (30) linear feet and one (1) large shrub per four (4) linear feet.
 - (iv) The length of a parking garage wall facing a public street shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an interruption by a pilaster or structural frame. The parking garage shall have a uniform design and building materials.
 - (v) Vehicles within a parking garage shall be screened from public view.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(7) Community Service

- (a) A community service use located in the C-2 district or any district adjacent to a residential district shall have its principal vehicular entrance and exit on a collector street or local street within 200 feet of its intersection with a collector or arterial street.
- (b) A community service use located in the OS district shall be set back not less than 100 feet from any property in a residential district.
- (c) A community service use located in the SR district shall be for the use of seniors.

(8) Day Care

A day care facility shall be permitted, subject to the following conditions, in addition to the general development standards applicable in the districts.

- (a) All day care facilities shall meet the minimum state requirements for such facilities.
- (b) Day care facilities located in C-2 and OF districts may not exceed 5,000 square feet, unless the site has fifty (50) percent or greater frontage on an arterial roadway, in which case the day care facility may not exceed 7,500 square feet.

(Ordinance No. G-03-06-26-10B1 of June 26, 2003, as amended by Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

- (c) Outdoor play or instruction area shall be enclosed by a fence no less than six feet in height.
- (d) A masonry fence shall be provided along any rear or side property line adjoining any residentially zoned property. Any such fence shall be at least six feet in height.
- (e) Day care facilities may be located in a MF facility separate from a dwelling unit. They are restricted to serving resident population only.
- (f) Day care facilities located in the MU-1a district may not exceed 3,500 square feet. Playground fencing shall be wrought iron, masonry, or equivalent.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(9) Eating Establishments

- (a) Eating establishments with drive-through services are not permitted within 150 feet of a residential property line.
- (b) Eating establishments permitted in the C-2 district are subject to the following requirements:

- (i) On sites smaller than two acres, the gross floor area shall not exceed 2,500 square feet for eating establishments.
- (ii) On sites larger than two acres, the gross floor area of each eating establishment shall not exceed 5,000 square feet.
- (iii) On sites with fifty (50) percent or greater frontage on an arterial roadway, the gross floor area for eating establishments shall not exceed 7,500 square feet.
- (iv) No drive-through service is allowed.
- (v) Signs shall not be internally illuminated.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

- (c) Eating establishments permitted in the BP district are subject to the following requirements:
 - (i) The gross floor area shall not exceed 2,500 square feet.
 - (ii) The eating establishment shall clearly be a secondary, support use for the regular operation of the business park.
 - (iii) The eating establishment may not be located in a building with no other uses.
- (d) Eating establishments permitted in the MU-1a district are subject to the following requirements:
 - (i) Outdoor rear or side dining areas abutting a single-family or townhouse residential use shall be screened by a solid fence at least six (6) feet in height.
 - (ii) Service hours for outdoor dining areas shall not extend past 10 p.m.
 - (iii) No drive-through service is allowed.
 - (iv) No outdoor audio paging systems are allowed.
 - (v) No eating establishments are permitted to abut an existing single-family residence, as identified and listed by separate resolution adopted by City Council. Sandwich and coffee shops are permitted to abut an existing single-family residence provided they do not have a full commercial kitchen.
 - (vi) Outdoor cooking areas shall only be permitted by special exception.
 - (vii) Shared patio areas shall be permitted.

(Ordinance No. Z-05-08-11-10D4 of August 11, 2005, as amended by Ordinance No. Z-05-11-10-12E1 of November 10, 2005 and Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(10) Golf Courses and Country Clubs

Any structure established in connection with such uses shall be set back not less than 100 feet from any property in a residential district.

(11) Government Facilities

(a) Government facilities in the C-2 district or any district adjacent to a residential district shall have their principal vehicular entrance and exit on a collector street or local street within 200 feet of its intersection with a collector or arterial street.

(b) Government facilities in the C-2 district shall not exceed 1,500 square feet of gross floor area.

(12) Group Home (6 or fewer persons)

Group homes shall comply with State of Texas licensing requirements.

(13) Group Living

(a) Group living facilities in the SR district shall comply with State of Texas licensing requirements and are limited to facilities that function as senior housing.

(b) Group living facilities in PF-3 and MU-1a districts shall comply with State of Texas licensing requirements.

(Ordinance No. Z-05-06-23-13C2 of June 23, 2005 as amended by Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(13.1) Hospital Heliports

(a) Hospital Heliports shall comply with FAA hospital heliport design standards (U.S. Department of Transportation, Federal Aviation Administration, Advisory Circular No. 150/5390-2A, as amended).

(b) Hospital Heliports shall be limited in use to touchdown and lift-off areas only and shall not include maintenance, storage or refueling facilities.

(c) Touchdown and lift-off areas may be located at ground level or on the roof-top of a hospital facility.

(d) Ground level touchdown and lift-off areas shall be paved and maintained in accordance with Section 11.502(8) (d).

(e) Touchdown and lift-off areas shall not be located on required parking spaces for the hospital facility.

(f) Touchdown and lift-off areas shall be shown on the site development plan

submitted for the hospital facility.

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- (g) Touchdown and lift-off areas shall not be located within 1,000 feet of residentially zoned property.

(Ordinance No. Z-05-08-11-10D4 of August 11, 2005)

(13.2) Indoor Entertainment Activities

An indoor entertainment activities facility in the MU-1a district is subject to the following standards.

- (a) Firing ranges and video arcades with more than five (5) machines are not permitted in an MU-1a district.
- (b) Noise from indoor entertainment activities shall be contained by keeping all establishment doors and windows closed before 7 a.m. and after 9 p.m.
- (c) Outdoor rear or side patio areas shall be screened by a masonry fence at least six (6) feet in height with service hours not beginning before 7 a.m. and not extending past 9 p.m.

(13.3) Live/Work Units

Live/Work Units permitted in the MU-1a district are subject to the following standards.

- (a) The occupant of the unit shall be the person who operates the business or trade that occupies the unit.
- (b) The unit may have non-resident employees and a commercial exterior.
- (c) The unit shall have the elements of a dwelling unit, including a kitchen and a bathroom but may not have more than one kitchen.
- (d) Home occupation requirements as provided for in Section 11.424(2) shall apply to a non-residential use in a townhouse or upper-story residence.
- (e) Non-residential parking requirements as set forth in Section 11.418.1(3)(c)(x) shall apply to live/work units.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(14) Office

Office uses in the C-2 district are subject to the following requirements:

- (a) On sites smaller than two acres, office uses shall not exceed 2,500 square feet of gross floor area.
- (b) On sites larger than two acres, office uses shall not exceed 5,000 square feet of gross floor area.

- (c) On sites with fifty (50) percent or greater frontage on an arterial roadway, office uses shall not exceed 10,000 square feet of gross floor area.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(15) Office, Medical

- (a) Emergency medical services are not permitted in the C-1a or C-2 districts.
- (b) Medical offices in the C-2 district shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.

(Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(16) Park, Community

Any structure established in connection with such uses shall be set back not less than 100 feet from any property in a residential district.

(17) Park, Linear and Linkages

In residential districts, any trailhead (with parking) shall be located on a collector or higher street. Trail access points, intended to serve only pedestrians from the subdivision or neighborhood, may be located on local streets.

(18) Passenger Terminal

Passenger terminals in the C-1 and C-1a districts may not include airports.

(Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(19) Places of Worship; Accessory uses totaling less than 2500 square feet

Places of worship shall meet development standards and supplementary use standards for any accessory uses. They are required to have direct access to a collector or higher street.

(20) Places of Worship

- (a) Places of Worship; Accessory uses totaling greater than 2500 square feet but less than 20000 square feet

Places of worship shall meet development standards and supplementary use standards for any accessory uses. They are required to either front on or have direct access to a collector or higher street.

- (b) Places of Worship; Unrestricted square footage of Accessory uses

Places of worship shall meet development standards and supplementary use standards for any accessory uses. They are required to either front on or have direct access to an arterial street.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

(21) Retail Sales and Service

(a) C-1a District

Retail sales and service uses in the C-1a district are subject to the following standards.

- (i) Amusement parks or carnivals; Boat sales (except on IH-35); Camper sales (except on IH-35); Campgrounds; Flea markets; Heavy equipment sales, rental & leasing; Kennels; Landscaping services; Manufactured home sales; Pawn shops; Portable building sales; Recreational vehicle parks; Self-Service storage; Sexually oriented businesses; Shooting ranges; Tattoo parlors; Truck service or repair; and Truck stops are not permitted in the C-1a district.
- (ii) Re-Sale stores in the C-1a district are not permitted on lots with frontage on IH-35.

(b) C-2 District

Retail sales and service uses in the C-2 district are subject to the following requirements:

- (i) On sites smaller than two acres, retail sales and service uses shall be limited to 2,500 square feet of gross floor area. No drive-through facilities are permitted.
- (ii) On sites larger than two acres, retail sales and service uses shall be limited to 5,000 square feet of gross floor area. No drive-through facilities are permitted.
- (iii) On sites with fifty (50) percent or greater frontage on an arterial roadway, retail sales and service uses shall be limited to 7,500 square feet of gross floor area. Drive-through facilities are permitted for banks as long as there is an intervening building that effectively screens the drive-through area, including stacking spaces, from adjacent residences.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(c) BP District

Retail sales and service uses in the Business Park (BP) district are restricted to commercial gyms only. They are permitted provided that they generally serve the employee population of the business park.

(d) MU-1a District

Retail sales and services in the MU-1a district are subject to the following standards.

- (i) Attached Wireless Transmission Facilities, Animal Boarding, Auto Service Facilities, Campgrounds, Car Washes, Donation Centers, Flea Markets, Gasoline and Fuel Sales, Gun or Firearm Shops, Heavy Equipment Sales, Machinery Repair and Services, Manufactured Home Sales, Mini Warehouses, Monopoles, Mortuaries, Pawn Shops, Portable Building Sales, Recycling Centers, Self-Enclosed Monopoles, Self-Service Storage, Sexually Oriented Businesses (as defined in the Code), Shooting Ranges, Tattoo and Piercing Shops, Taxidermists, Vehicle Parts Sales, Vehicle Repair Services and Body Shops, Vehicle Sales, Veterinary Clinics, Wholesale Nurseries, and Wrecking Yards are not permitted in the MU-1a District.
- (ii) Art and Craft Studios with welding or heavy machinery are not permitted.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005 as amended by Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(22) Schools

(a) Elementary Schools

Elementary schools shall have a front yard setback of not less than 50 feet, shall front on a collector street, and shall not front on an arterial street. Portable classrooms shall not be permitted in any street yard.

(b) Middle Schools

Middle schools shall have a front yard setback of not less than 50 feet and shall front on either a major collector or minor arterial street. Portable classrooms shall not be permitted in any street yard.

(c) High Schools

High schools shall have a front yard setback of not less than 50 feet and shall front on either a minor or major arterial. Portable classrooms shall not be permitted in any street yard.

(d) Business, Trade and Post-Secondary Educational Facilities

Business, Trade and Post-Secondary Educational Facilities shall front on either a minor or major arterial.

(Ordinance No. Z-04-08-12-12C1 of August 12, 2004)

(23) Self-Service Storage

Self-service storage facilities shall be allowed subject to the following standards.

- (a) In the C-1 district only multi-story facilities with internal access to storage units are allowed.

- (b) The use of the facility and its individual storage units shall be limited to storage purposes only.
- (c) No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district.
- (d) Electrical service to any individual storage unit shall be limited to a single circuit providing a maximum force of 20 amperes, with no more than one duplex outlet providing single-phase electrical service of no more than 110 volts.
- (e) Each individual unit shall be directly accessible from a paved apron that is improved to the same standards generally required for off-street parking areas, and the paved apron shall include a paved extension to the pavement on an adjoining street.
- (f) A caretaker's residence is permitted only in the LI and I districts as an accessory use for self-storage facilities.
- (g) Each self-storage facility in the LI and I districts that abuts a Designated Arterial Roadway shall comply with the following requirements:
 - (i) Each landscaped street yard shall contain a depth of at least 25 feet.
 - (ii) Parking spaces shall not be located in the street yard.
 - (iii) 100 percent of each street yard shall be landscaped.
 - (iv) Each wall or fence that abuts a street yard shall be constructed of brick, stone, or other similar masonry product; but not including cinder block unless covered with stucco or similar material.
 - (v) The entire tract shall be enclosed by a building wall or a six foot perimeter fence. Any portion of said building wall or fence that is visible from the Designated Arterial Roadway shall be constructed of brick, stone, or similar masonry product.
 - (vi) Storage or parking of recreational vehicles, boats, trailers, and other similar unenclosed storage is not permitted in any street yard and shall be enclosed by a building wall or an eight foot perimeter fence constructed in accordance with (v) above.

(24) Single-Family Attached and Single-Family Detached Dwelling Units in C-1 and C-1a

Single-Family Attached (2 dwelling units) and Single-Family detached dwelling units in the C-1 and C-1a districts are permitted only in the Downtown Development Area.

(Ordinance No. Z-04-06-10-12C1 of June 10, 2004 as amended by Ordinance No. Z-05-12-01-8B5 of December 1, 2005, and Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(24.1) Single-Story Mixed-Use Residential

Single-Story Mixed-Use Residential uses in the MU-1a district shall comply with the following standards.

- (a) Only one residential unit is permitted in a single-story building containing a non-residential use.
- (b) The residential unit shall have on-site resident parking which shall be separate from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.
- (c) The residential unit shall have a separate entrance from the non-residential use.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(25) Townhouses(a) SR District

Townhouses in the SR district are restricted to senior housing.

(b) MU-1a District

Townhouses are permitted in the MU-1a district subject to the following standards.

- (i) Each unit shall have its main pedestrian entrance off of the street or a landscaped courtyard.
- (ii) Parking, including garages or carports, shall not face a public street. Parking, including garages or carports, is permitted to face an alley.
- (iii) Garages or carports are not permitted in any street yard.
- (iv) Fencing located within ten (10) feet of an alley or common lot boundary shall not impede the visibility of drivers entering or exiting the alley.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(26) Upper Story Residential

- (a) Except as provided in paragraph (b) below, upper story residential uses are permitted subject to the following standards.
 - (i) In the C-1 and C-1a districts, upper story residential is permitted only in the Downtown Development Area, the CT overlay, and the PV overlay.

- (ii) In the C-2 district, upper story residential uses are permitted only on sites larger than two acres.

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- (iii) In the C-1, C-1a and C-2 districts, the residential use shall be clearly secondary to the principal commercial use. The gross floor area of the entire building shall include not more than 50 percent residential uses.
- (iv) In the C-1, C-1a and C-2 districts, separate designated parking spaces for use by the residential units are required. Shared parking calculations shall not be permitted.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

- (b) Upper story residential uses in the MU-1a district shall comply with the following standards.
 - (i) For upper story residences, on-site resident parking shall be separated from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.
 - (ii) The ground floor of the building shall be occupied by non-residential uses.
 - (iii) The residential use shall have a separate entrance from the non-residential uses.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005 as amended by Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(27) Utilities

(a) Minor Utilities

Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501.

(b) Intermediate and Major Utilities

Except as provided in paragraph (c) below, Intermediate and Major Utilities are required to provide an eight (8) foot high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501. The facility shall be secured.

(c) MU-1a District

Major Utilities in an MU-1a District shall be fully enclosed within a building.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(28) Vehicle Repair Facilities and Body Shops

Vehicle repair facilities and body shops are permitted subject to the following conditions.

- (a) All repairs shall be conducted within an enclosed building.

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- (b) All inoperable automobiles upon which repairs are to be conducted shall be enclosed behind a minimum six-foot screening fence.
- (c) No repairs shall be conducted on any premises that abut any residential district boundary.
- (d) No vehicle body shop or repair facility shall be permitted to have bay doors facing a SF-R, SF-1, SF-2, TF, TH, MF, or SR district.

(29) Vehicle Sales, Rental or Leasing

- (a) Vehicle sales, rental or leasing, including trucks and recreational vehicles, shall be subject to the following additional standards.
 - (i) Fixed lighting shall be so arranged to prevent direct glare of beams onto any adjacent public or private property or street.
 - (ii) Repairs shall be performed only within a principal building.
 - (iii) Screening shall be provided along all lot lines abutting or adjacent to residentially zoned or developed property, to block any view of the use, its operations and stored materials and equipment from all points on such residential property when viewed from a point six feet above ground level.
 - (iv) Outdoor display of vehicles shall be set back a minimum of 20 feet from all lot lines abutting residentially zoned or developed property.
 - (v) Landscaping shall be in accordance with Section 11.501.
 - (vi) Facilities located in the BP district are restricted to limited vehicle renting with eight available vehicles located on site at any given time.
- (b) Vehicle sales are not permitted in the C-1a district, unless the use is located on a lot with frontage on IH-35 and shall be subject to the standards provided in paragraph (a) above.

(Ordinance No. Z-05-12-01-8B5 of December 1, 2005)

(30) Waste-Related Service

Waste-related services are permitted in the LI district, subject to the following conditions.

- (a) The facility shall be visually screened from any adjacent roadways, residential districts and any other non-industrial uses by an eight foot perimeter fence. Any portion of the fence that is visible from the adjacent roadways shall be constructed of brick, stone, or similar masonry product.
- (b) All recycling bins shall be enclosed behind a minimum eight foot screening fence.

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- (c) All solid, liquid or sanitary waste collected shall be stored within an enclosed building.
- (d) All manufacturing or production of goods or energy from solid, liquid or sanitary waste or recycled materials shall be conducted in an enclosed building.
- (e) Accessory buildings shall be set back more than 100 feet from SF and TF lots.

(Ordinance No. G-03-06-26-10B1 of June 26, 2003)

(31) Wireless Transmission Facility (WTF)

Wireless transmission facilities shall comply with the standards provided in Section 4.700 of this Code.

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

11.424 ACCESSORY USES

(1) General

Any accessory use customarily associated with a primary use that may be permitted by right consistent with applicable provisions of this Chapter may be permitted. The establishment of such accessory uses shall be consistent with the following standards in addition to any district specific requirements.

- (a) The accessory use shall be subordinate to and serve a principal use or principal structure.
- (b) The accessory use shall be subordinate in area, extent and purpose to the principal use served.
- (c) The accessory use shall contribute to the comfort, convenience or necessity of occupants of the principal use served.
- (d) The accessory use shall be located within the same zoning district as the principal use.

- (e) Accessory uses located in residential districts shall not be used for commercial purposes other than legitimate home occupations

(2) Home Occupation

Home occupations accessory to residential use shall be subject to the following limitations.

- (a) The home occupation shall be conducted entirely within a dwelling unit or attached garage which is the bona fide residence of the practitioner. The home occupation shall not interfere with the use of the garage as a required parking space under this Chapter.

- (b) No person other than a family member who resides in the dwelling unit participates in the home occupation on the premises.
- (c) The residential character of the lot and dwelling shall be maintained. Neither the interior nor the exterior of the dwelling shall be structurally altered so as to require compliance with non residential construction codes to accommodate the home occupation. No additional buildings or structures shall be added on the property to accommodate the home occupation. No outdoor storage or separate entrance shall be permitted.
- (d) No direct selling of merchandise or services shall occur on the premises, provided however, this provision shall not be construed to prohibit up to one "garage sale" or other similar activity every six months.
- (e) No equipment or materials associated with the home occupation shall be displayed or stored where visible from anywhere off the premises.
- (f) The occupation shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste run off outside the dwelling unit or on the property surrounding the dwelling unit.
- (g) The street address of the home occupation shall not be advertised through pamphlets, signs, billboards, television, radio, the internet, or newspapers.
- (h) The home occupation shall be conducted in such a manner that it does not create parking or traffic congestion in greater volume than would normally be expected in a residential area. No on-street parking of business-related vehicles shall be permitted at any time.
- (i) Commercial repair of automobiles or engines and appliance repair shall not be permitted and storage of these items shall not be allowed on the premises.

TEMPORARY BUILDINGS AND STRUCTURES

(1) Purpose

Temporary buildings and structures, as set forth below, are declared to have characteristics which require certain controls in order to ensure compatibility with other uses in the district within which they are proposed for location.

(2) Temporary Buildings

No temporary building or structure shall be erected in any required setback area.

- (a) Temporary buildings providing classrooms for schools, religious institutions and other similar facilities may be permitted only where such buildings are part of an approved site plan for future development of the site.

- (b) Temporary buildings, where permitted, are subject to site plan approval. The Zoning Administrator may require buffering or screening as set forth in Section 11.501.
- (c) Temporary buildings shall not be placed in front of the principal building, or in any street yard of the principal building. Temporary buildings shall not interfere with on-site circulation.

(3) Use of Model Home as Temporary Sales Office

The following regulations shall apply to the use of model homes as temporary sales offices.

- (a) The use of a model home as a temporary sales office may be located within residential districts as part of an on-going residential development, provided that the office is directly and exclusively related to initial sales of dwelling units within the respective residential subdivision or development.
- (b) The Zoning Administrator shall ensure that each use of a model home as a temporary sales office is issued only a temporary certificate of occupancy. The temporary certificate of occupancy shall expire in one year, except as described below or unless it is renewed by the respective real estate agency upon which the burden shall lie to demonstrate that the conditions of approval still exist.
- (c) If a model home is used as a temporary sales office, the sales office shall be removed when certificates of occupancy have been issued to 90 percent of the associated residential units.
- (d) If any garage space has been used as office space, it shall be converted back to a garage for automobile parking prior to the issuance of a certificate of occupancy for use as a home.
- (e) Temporary sales offices shall only be located in model homes.

(4) Contractors' Offices and Equipment Sheds

Contractors' offices and equipment sheds containing no sleeping or cooking accommodations are permitted in any district when accessory to an ongoing construction project. Such use shall be removed prior to the issuance of a certificate of occupancy for the associated construction project.

(5) Use of Temporary Buildings or Temporary Outdoor Storage During Expansions, Remodeling or Reconstruction

The following regulations shall apply to the use of temporary buildings or temporary outdoor storage during expansions, remodeling or reconstruction:

- (a) The temporary buildings or the temporary outdoor storage can only be used to accommodate staff, equipment or inventory displaced by the expansion, remodel or reconstruction.

- (b) The location of the temporary building or temporary outdoor storage must be shown on a site plan; and reviewed and approved by the Development Review Committee. The location requirements are as follow:
 - (i) The placement of temporary outdoor storage shall not conflict with any vehicle circulation.
 - (ii) The placement of temporary outdoor storage shall not conflict with any public utilities, easements or rights-of-way.
 - (iii) If an alternative location exists, the temporary outdoor storage shall not be placed within the street yard.
 - (iv) The location of the temporary building or temporary outdoor storage shall meet the accessory building requirements for that zoning district.
- (c) Upon review and approval by the Development Review Committee, a temporary use permit, as provided for in Section 11.305, shall be applied for all temporary buildings and temporary outdoor storage used during the expansion, remodeling or reconstruction of an existing business.
- (d) Separate building permits shall be obtained for the temporary building or temporary outdoor storage; and the expansion, remodel or reconstruction of the existing business.
- (e) The temporary building or temporary outdoor storage shall be removed no later than forty-five (45) days after the issuance of the Certificate of Occupancy for the building permit related to the expansion, remodel or reconstruction of the existing business.
- (f) The business undergoing the expansion, remodel or reconstruction must be an existing business and not a new business, changing businesses or changing uses.
- (g) An existing site plan for the existing business must already be on file with the City.
- (h) Temporary outdoor storage uses shall also comply with the requirements provided in Section 11.505(3)(c).

(Ordinance No. Z-05-06-23-13C1 of June 23, 2005)

11.426 HEIGHT AND PLACEMENT REQUIREMENTS

(1) Lot Area

Lot area refers to the land contained within the boundaries of the lot.

(2) Lot Width

Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.

(3) Setbacks

Setbacks refer to the open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this section.

(a) Features Allowed Within Setbacks

The following features may be located within a required setback:

- (i) Trees, shrubbery or other landscape features may be located within setbacks.
- (ii) Fences and walls, provided that they are in compliance with any specific requirements of the zoning district.
- (iii) Driveways and parking pads may be located in front and street side setbacks.
- (iv) Sidewalks may be located in setbacks.
- (v) Utility lines, wires and associated structures, such as power poles may be located in setbacks.
- (vi) Satellite dish antennas are treated as accessory buildings, and may not be placed in required setbacks for accessory buildings.

(b) Corner Lot Vision Clearance

On all corner lots, nothing shall be erected, placed, planted or allowed to grow in such a manner to impede vision between a height of three feet and ten feet above the centerline grades of the intersecting streets in the area bounded by the curb lines of such corner lots and a line joining points along the curb lines 40 feet from the point of the intersection. See Section 11.501 for additional requirements.

(c) Contextual Setbacks

Where 51 percent or more of the frontage within a block is occupied or partially occupied by a building or buildings with front yards of less depth than required by this Chapter, the remainder of that block may be developed by observing the established front yard line, if approval thereof is granted by the Zoning Administrator.

(d) Special Setbacks

Where setback lines have been established on any street by the appropriate approval authority of a subdivision plat, such setback lines shall prevail over the front setbacks of the underlying zoning district if greater than those required by the underlying zoning district.

(e) Structures Built Over Property Lines

Where structures are built over one or more property lines and the lots are owned by the same Person, the setback requirements applicable to the property lines crossed do not apply.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(4) Building Coverage

Building coverage refers to the area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections.

(5) Height(a) Building Height

Building height refers to the vertical distance from the highest point on a structure to the average ground level of the grade where the walls or other structural elements intersect the ground.

Graphic is for Illustrative purposes only

(b) Fences or Walls

In the case of fences or walls, height shall be measured from ground level at any point along the fence and wall.

(c) Height Limits

- (i) The maximum height permitted for a flagpole is ten (10) feet above the maximum building height for the zoning district in which the flagpole is located.

- (ii) The maximum height permitted for belfries, cupolas, spires or domes is twice the maximum building height for the zoning district in which the structure is located. In addition, the height of belfries, cupolas, spires or domes may not exceed the distance from the base of the structure to the nearest property line.

(d) Exceptions to Height Limits

Unless otherwise expressly stated, the height limitations of this Chapter shall not apply to electrical power transmission lines or water tanks.

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005)

SECTION 11.500 DEVELOPMENT STANDARDS**11.501 LANDSCAPING****(1) Purpose and Intent**

The purpose of this article is to set forth requirements regarding the design, installation and maintenance of landscaping for all property other than that specifically exempted under Section 11.501(1)(a)(ii) below. These requirements are intended to create, preserve, and enhance the visual and physical aesthetics of the City's environment.

(a) Applicability

This section shall apply to all land area (public and private) within the zoning jurisdiction of the City and in areas where this section is in effect by contractual agreement.

(i) Application of Landscape Requirements

The requirements of this section shall apply to:

1. All new development or construction requiring a building permit;
2. Any change of land use that results in redevelopment of a residential use to a non-residential use;
3. Any change, conversion, or addition of commercial land uses that result in an increase in parking requirements;
4. The total or partial demolition of a building with new construction on the same lot; and
5. Detention Ponds and Water Quality Ponds that are part of any development including residential subdivisions.

Common development that encompasses more than one lot shall be treated as one for the purposes of application of this Section. Split ownership, planning in phases, construction in stages, or multiple building permits for a project shall not prevent it from being considered a common development, provided that a comprehensive site plan is submitted for all portions of the development being considered as a common development.

(ii) Exemption from Landscape Requirements

The requirements of this section specifically shall not apply to the following:

1. One individual detached single-family residence constructed on its own lot;
2. A two unit single-family attached structure with each dwelling unit constructed on its own lot;
3. Restoration of a building which has been damaged, destroyed or demolished to an extent less than sixty percent (60%) of the structure;

4. Exterior or interior restoration of a designated historic structure;
5. Land located within the Central Business District;
6. Medians in street rights-of-way;
7. Ground mounted equipment located in street rights-of-way.

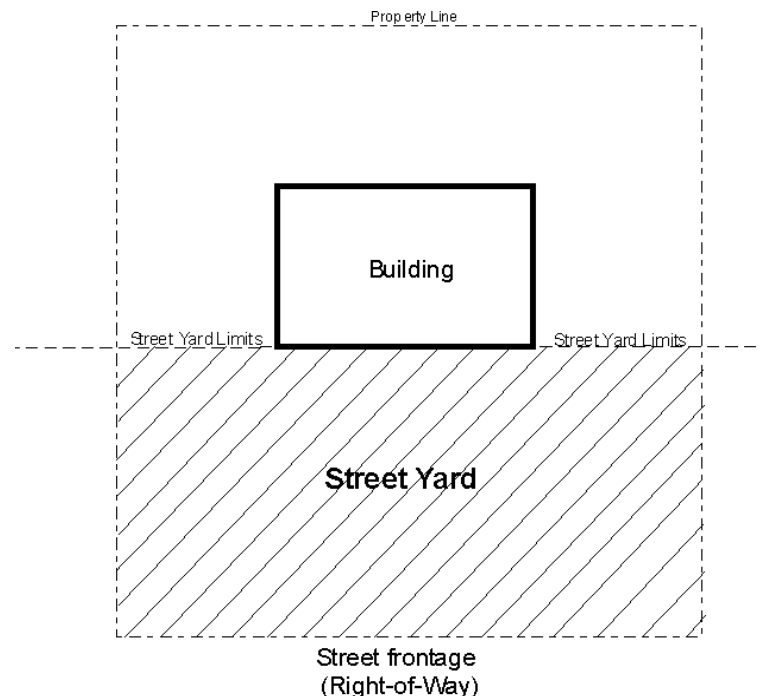
(b) Landscape Plans

The landscape requirements set out in this Section 11.501 shall be depicted in the landscape plans, which shall be a part of the site plans required under Section 11.306 of this Code and shall also include the information set out in the site development checklist, as required by the development review committee. The landscape plans shall be prepared and sealed by a registered landscape architect, who is an individual currently registered or licensed by the State of Texas to practice landscape architecture.

(Ordinance No. G-03-06-26-10B1 of June 26, 2003)

(2) Compliance

The purpose of this section is to enact standard landscape elements in order to establish consistent landscape applications for all property subject to the zoning jurisdiction of the City.



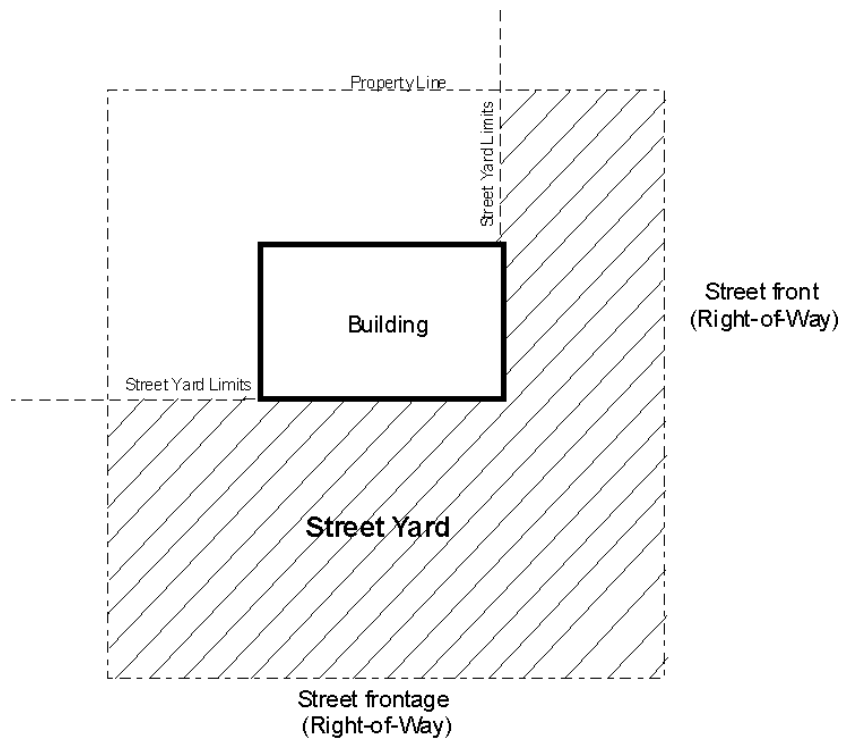
(a) Street Yard Determination

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- (i) The street yard area shall be determined by calculating the total square footage, which lies between the property line having frontage on a street

right-of-way and the front wall of a proposed or existing building. The boundary of the street yard extends from the outer most corner of the front wall, parallel to the right-of-way until it intersects with the side lot lines. Determination of the actual building wall shall exclude steps and unenclosed porches. Building wall lines shall follow and include the irregular indentions of the building.

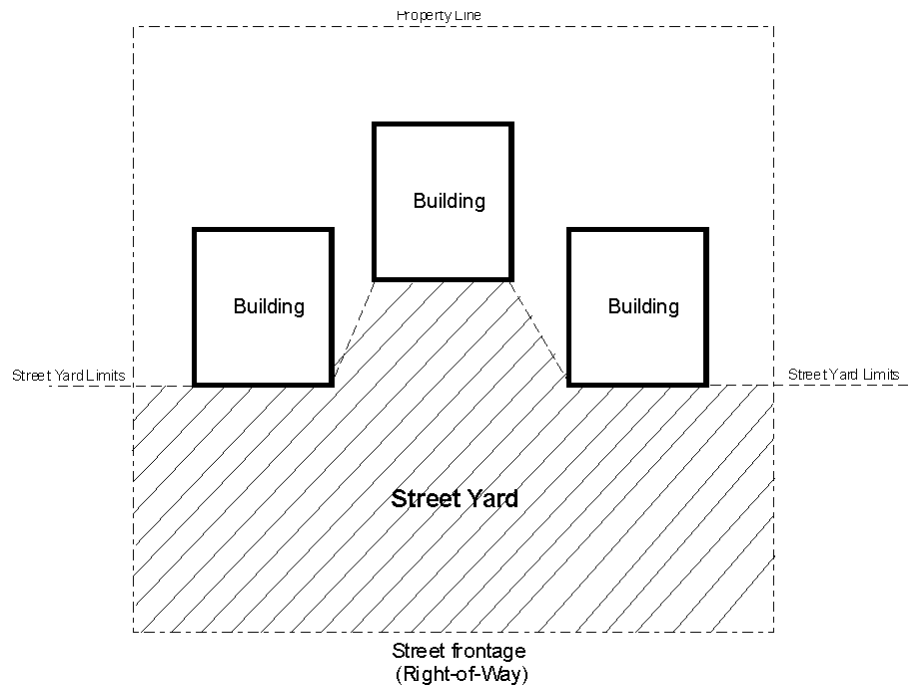
- (ii) On corner lots, the street yard shall consist of all the area of such lot between all abutting street right-of-way lines and their corresponding actual front building wall lines, as such lines are



imaginarily extended in the manner provided above.

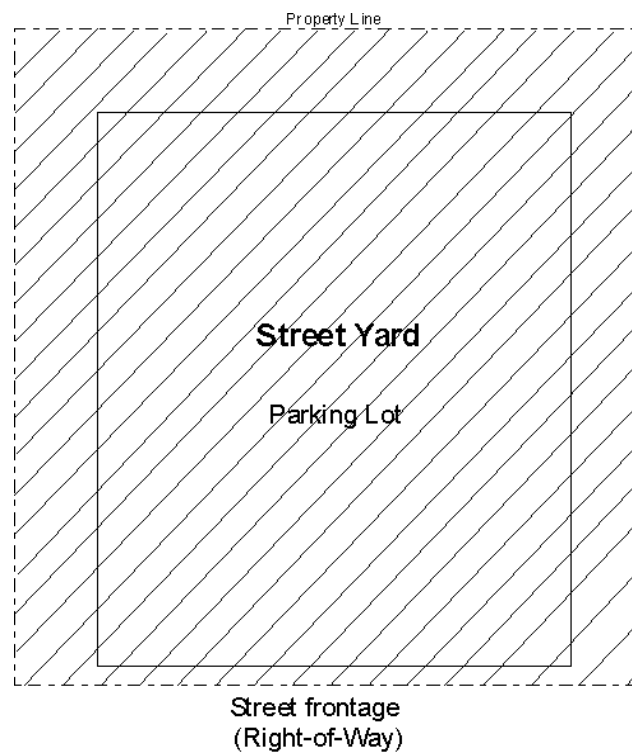
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- (iii) When there are multiple buildings on a lot, the street yard shall consist of the area of the lot between the street right-of-way line and an imaginary line beginning at one side of the property, running parallel to the street, connecting to the front most corner of the building wall fronting the street and nearest such side property line, then following and connecting the front most walls of all buildings fronting on the street, and then extending to the other side property line, running parallel to the street. If a building has a rounded front, the front building wall corners shall be the points closest to the side boundaries. Isolated buildings containing less than one thousand (1,000) square feet (e.g., photo processing drop-offs, bank drive-through, etc.) shall not be considered in delineating the street yard.



Graphic is for illustrative purposes only

- (iv) Notwithstanding the foregoing, on a lot used only for surface parking, the street yard shall consist of the total area of the lot.



Graphic is for illustrative purposes only

(b) Street Yard Requirements

On all land to which this section applies, at least thirty percent (30%) of the street yard shall consist of irrigated, landscaped areas. This percentage may be reduced to twenty (20) percent if the right-of-way between the property line and the physical roadway is landscaped and maintained in addition to the abutting twenty (20) percent of the street yard.

In order to utilize the right-of-way as provided in the paragraph above, said right-of-way must be landscaped, provided, however, all landscaping in the right-of-way shall be subject to the following requirements:

- (i) The City may at any time require such landscaping to be removed and the city shall not be held responsible or liable for any damages due to such removal.
- (ii) Code requirements for traffic and pedestrian safety must be followed.
- (iii) No planters or other permanent structures may be placed within the right-of-way.
- (iv) The owner of the lot shall be responsible for maintaining the landscaping located within the right-of-way in a manner similar to the principal lot.

(c) Street Yard Trees

Large trees, as herein defined, shall be provided within street yards as necessary to maintain the following minimum ratios:

- (i) In street yards ten thousand (10,000) square feet or less, one (1) tree per one thousand (1,000) square feet, or fraction thereof, of street yard.
- (ii) In street yards greater than ten thousand (10,000) square feet and less than one hundred ten thousand (110,000) square feet, one (1) tree per two thousand five hundred (2,500) square feet, or fraction thereof, of street yard area over ten thousand (10,000) square feet is added to the requirements of ten (10) trees.
- (iii) In street yards one hundred ten thousand (110,000) square feet and over, one (1) tree per five thousand (5,000) square feet, or fraction thereof, for street yard area over one hundred ten thousand (110,000) square feet, is added to the requirement of fifty (50) trees.

(d) Tree Credits

The following is a provision for calculating tree planting requirements only. Any existing tree with a diameter of four (4) inches or larger, which

is preserved in the street yard shall be credited toward the number of trees required to be planted in section 2 (c) above. In the MU-1a district, any existing tree which is preserved

within the right-of-way shall also be credited toward the number of trees required to be planted in section (2) above. Credits shall be calculated as follows:

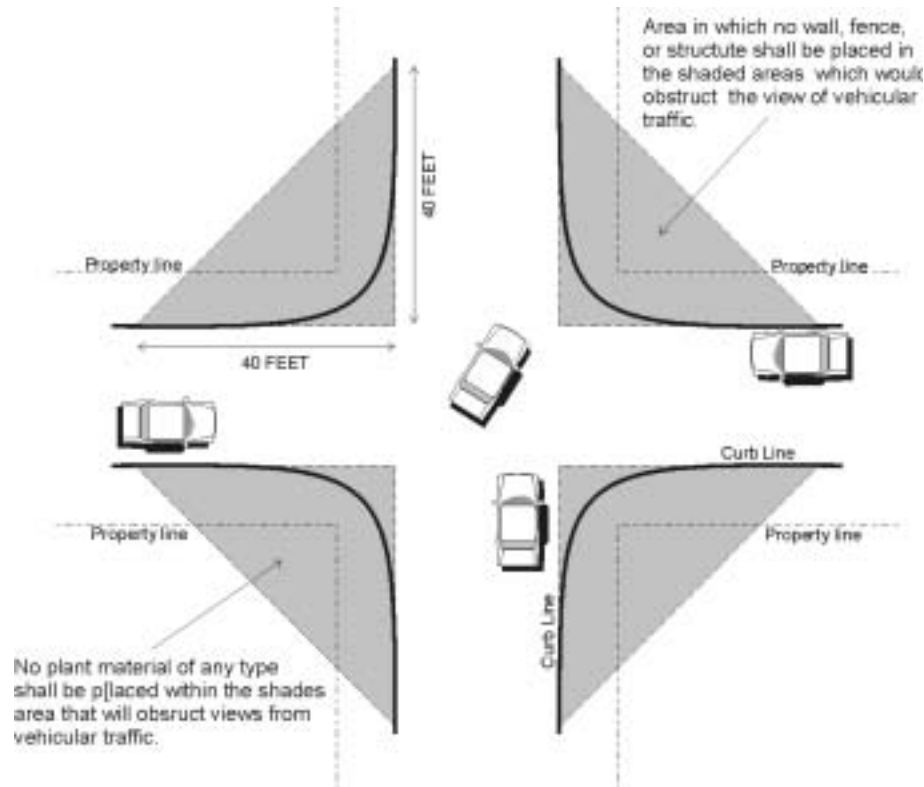
(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

- (i) Any existing tree, which is at least four (4) inches in diameter and less than eight (8) inches in diameter shall be credited one (1) tree. Any existing tree eight (8) inches in diameter and greater shall be credited two (2) trees. For the purposes of satisfying this section *Celtis Occidentalis* (Hackberry), *Melia Azedaragh* (China Berry), *Sapium Sebiferum* (Chinese Tallow), *Bois D' Arc* (Horse Apple) and *Juniperus Ashei* (Texas Common Cedar) shall not qualify for this credit.

(e) General Planting Requirements

- (i) All trees shall be planted in a pervious area no less than four (4) feet wide in any direction measured from the center of the tree.
- (ii) All newly planted trees shall be selected from an approved list of Large, medium and small tree species available in the Planning Department and shall have the following minimum caliper size at the time of installation.
 - 1. Large tree species: Three inch (3") caliper
 - 2. Medium Tree species: Two (2") inch caliper
 - 3. Small Tree species: One (1") inch caliper.
- (iii) At the time of installation all shrubs planted for the purpose of screening shall have a minimum height of two and one half feet (2-1/2') measured from the top of the root ball to the top of the plant.
- (iv) No more than 50% of the trees and shrubs shall be from the same species.
- (v) All landscaping shall be separated from vehicular use areas by some form of barrier such as raised concrete curbing, bollards, curb stops, or other suitable permanent alternative.
- (vi) Landscaping shall not obstruct the view between access drives and parking aisles, nor shall any landscaping which creates an obstruction of the view be located in the radius of any curb return.
- (vii) No artificial plant material may be used in any form to satisfy the requirements of this section.
- (viii) At an intersection of two streets or at the intersection of a driveway and a street nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision between the height of three (3) feet and ten (10) feet above the curb within a triangle formed by

the intersecting streets or street and driveway, and measuring forty



(40) feet along the sides of the triangle that face the intersection. Triangle sides shall be measured from the face of the curb to the face of the curb at intersections and driveways. (See graphic)

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(3) Parking Areas

(a) Perimeter Parking Lot Landscaping

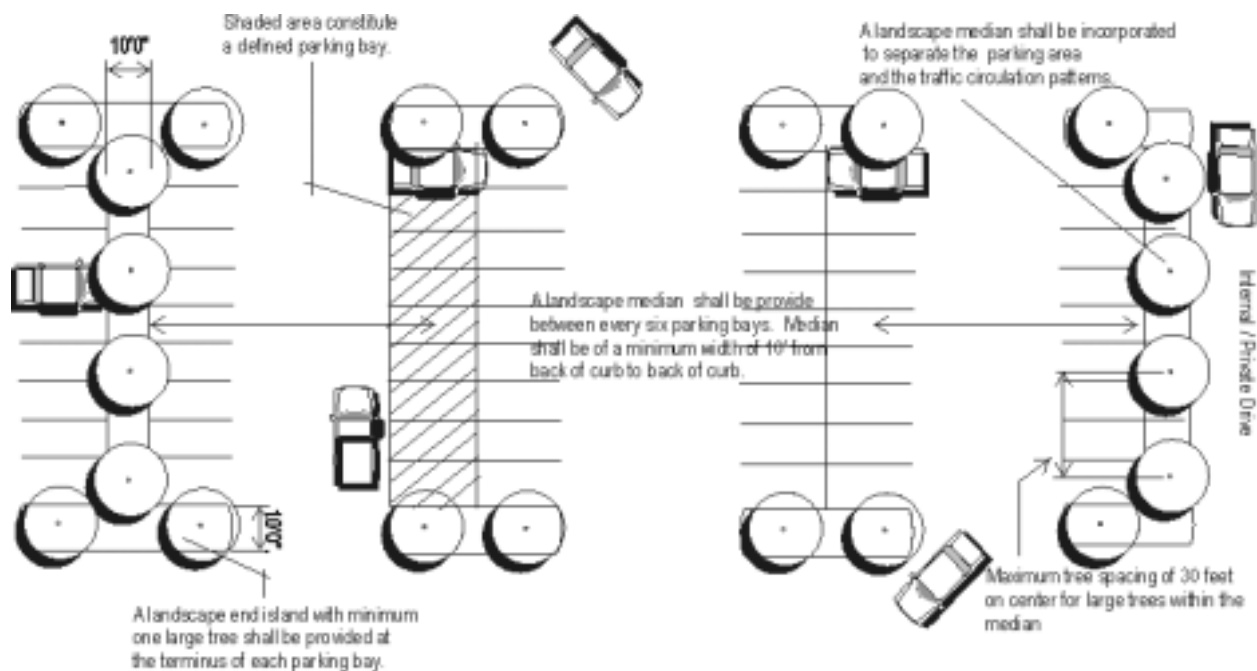
Landscaping shall be provided between parking areas and all public streets. The minimum landscaping required for this purpose shall be based on the measured linear footage that extends along the length of the property line (excluding driveways) adjacent to the public or private right-of-way. To determine the minimum quantity of landscaping the following guidelines apply:

- (i) One large or medium tree species per fifty (50) linear feet (75% of these trees are to be of a large tree species); and
- (ii) One small tree species per twenty (20) linear feet; and
- (iii) One five (5) gallon container size large shrub per four (4) linear feet.
- (iv) Trees provided in this section may be credited toward the street yard tree requirement.

- (v) The specific location where trees and shrubs are planted along the perimeter shall be determined by the Landscape Architect preparing the site plan.

(b) Interior Parking Lot Landscaping

- (i) A landscaped end island with a minimum width of ten (10) feet from back of curb to back of curb shall be provided at the terminus of each parking bay. All end islands shall be landscaped with a minimum of one large tree.
- (ii) A median island with a minimum width of ten (10) feet, from back of curb to back of curb, shall be sited between every six (6) single parking bays and along primary internal and external access drives. Median intervals may be expanded in order to preserve existing trees, provided an alternative median location has been approved by the Zoning Administrator.
- (iii) Landscaping within a median shall consist of medium trees. Spacing between trees shall not exceed forty (40) feet on center.



Graphic is for illustrative purposes only

(c) Perimeter Parking Lot Landscaping in the MU-1a District

The requirements provided below only apply to perimeter parking lot landscaping in the MU-1a District and are in lieu of the requirements provided in Section 11.501(3)(a). Landscaping shall be provided between parking areas and all public streets. The minimum landscaping required for this purpose shall be based on the measured linear footage that extends along the length of the property line (excluding driveways) adjacent to the public or private right-of-way. To determine the minimum quantity of landscaping the following guidelines apply:

- (i) A minimum six (6) foot planting clearance, free of utilities, sidewalks and obstructions; and

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- (ii) One (1) small tree species per twenty (20) linear feet or one (1) medium tree every forty (40) linear feet; and
- (iii) One (1) five (5) gallon container size large shrub per four (4) linear feet, which maybe grouped to encourage strategic views into the site; and
- (iv) A three (3) foot high fence constructed of wrought iron or similar material, as approved by the Zoning Administrator; or an additional shrub per four (4) linear feet.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(4) Compatibility

The purpose of this section is to (1) establish landscape buffer requirements between higher intensity land uses adjacent to or abutting lower intensity land uses; and (2) establish requirements to screen specific uses or structures from public view. Screening and buffers shall provide a visual barrier between land uses, enhance the streetscape, and provide privacy.

(a) Landscape Buffer

A landscape buffer shall be provided for all sites subject to compatibility standards. See Section 11.400 for district specific compatibility standards. Based on the linear footage that extents along the length of the property line between higher and lower intensity land uses, the minimum quantity of landscaping shall be determined by the following requirements:

- (i) One large tree per fifty (50) linear feet (75% of selected material shall be of an evergreen species); and
- (ii) One medium size tree per thirty (30) linear feet (75% of selected material shall be of an evergreen species); and
- (iii) One small tree per fifteen (15) linear feet (75% of selected material shall be of an evergreen species).

(b) Screening

Compliance with this section requires that all detention ponds, water quality ponds, ground mounted equipment (i.e., transformers, air conditioner units), dumpsters, trash receptacles, refuse storage containers, outdoor storage, loading docks, substations, large utility cabinets, water and waste water pumping stations, storage sites, and other similar uses be sufficiently screened from all public views.

(i) Detention and/or Water Quality Ponds

All proposed detention and water quality facilities shall be screened by means of the following landscape elements:

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1. One medium tree shall be planted for every thirty (30) linear feet around the boundary of the detention and/or water quality pond; and
2. One small size shall be planted for every fifteen (15) linear feet around the boundary of the detention pond and/or water quality pond; and
3. One large shrub (minimum five (5) gallon size) shall be planted for every four (4) linear feet around the boundary of the detention pond and/or water quality pond; and
4. Landscaped berm (minimum 3'0" in height); or
5. Masonry Wall (minimum 3'0" in height).
6. Required trees shall be located to maximize the screening of the ponds.

Exceptions to the screening requirement for detention and/or water quality ponds may be administratively granted by the Zoning Administrator for a facility designed as a site amenity feature (i.e. pond with fountain, ball field, etc.)

(ii) Dumpster and Trash Receptacles

All proposed dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of combining the following landscape elements:

1. Decorative masonry wall (minimum six feet [6'0"] in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; and
2. Large shrubs and small trees shall be arranged as foundation planting around the perimeter of the pad area. One small tree shall be planted on each of three sides of the enclosure, except the side where the gate is located. One large shrub shall be planted for every four (4) linear feet of wall constructed. The opening for the equipment however shall not be obstructed. (Minimum shrub height at installation shall be two and one half (2.5) feet. The above landscape requirements do not apply when the enclosure is an architectural extension of a principal building.

(iii) Ground Mounted Equipment

All proposed ground mounted equipment shall be screened by planting one (1) five (5) gallon or larger size shrub for every three (3) linear feet around the boundary of the equipment. Shrubs shall be a minimum height of two and one-half (2.5) feet at installation.

(iv) Substations, Water/Waste Water Stations

Proposed electric substations, water pump stations and waste-water lift stations shall be screened from public views by means of a six-foot (6') masonry wall on all three sides (minimum) combined with the following landscape elements:

1. A fifteen foot (15') landscape buffer shall be provided in which the following shall be incorporated:
2. One (1) large tree per fifty (50) linear feet (75% of selected material shall be of an evergreen species); and
3. Two (2) medium size trees per thirty (30) linear feet (75% of selected material shall be of an evergreen species); and
4. One (1) small tree per fifteen (15) linear feet (75% of selected material shall be of an evergreen species); and
5. One (1) five (5) gallon container size large shrub per four (4) linear feet. (75% of selected material shall be of an evergreen species).
6. Loading Areas shall be screened with a three (3) foot landscape berm and landscaping or a solid six (6) foot fence and landscaping.

(v) Outdoor Storage

All outdoor storage shall be screened in accordance with the requirements of Section 11.505. In addition, outdoor storage shall be screened by the following landscape elements:

1. Limited Outdoor Storage
 - A. One small tree per fifteen (15) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - B. One large shrub per four (4) linear feet of wall constructed.
2. General Outdoor Storage
 - A. One medium tree per thirty (30) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - B. One small tree per fifteen (15) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - C. One large shrub per four (4) linear feet of wall constructed.

(vi) Loading Docks and Loading Spaces

1. All loading docks shall be screened by means of the following screening and landscaping elements:
 - A. Decorative masonry wall (minimum six feet [6'0"] in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; and
 - B. One medium tree per thirty (30) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - C. One small tree per fifteen (15) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - D. One large shrub per four (4) linear feet of wall constructed.
2. All loading spaces within a street yard shall be screened by means of the following screening and landscape elements:
 - A. Decorative masonry wall (minimum six feet [6'0"] in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; or
 - B. Alternative landscape screening to ensure screening from the right-of-way, as approved by the Zoning Administrator in accordance with Section 11.501(4)(b)(vii) and 11.501(5).

(Ordinance No. Z-05-09-08-10C4 of September 8, 2005)

(vii) Alternative Screening Requirements

In lieu of the screening requirements listed above, applicant may screen the entire service area with a landscape berm and landscaping or with a solid fence and landscaping. Landscaping of the entire service area shall be installed in accordance with the landscape buffer requirements listed in Section 11.501(4)(a) above plus the requirement of one (1) five (5) gallon container size large shrub per four (4) linear feet.

(Ordinance No. Z-04-06-10-12C1 of June 10, 2004)

(c) Planting Criteria for Screening

Planted material used for the purposes of screening shall comply with the following minimum standards in addition to the General Planting Requirements:

- (i) Selected plant material shall be evergreen for screening or may be a combination of evergreen and deciduous for other uses. Shrubs used for the purpose of screening shall be a minimum 5-gallon container size at the time of installation.
- (ii) The mature height of a plant shall meet or exceed a sufficient height to effectively obscure views.
- (iii) Growth habits of selected plant materials shall provide a dense foliage pattern that will effectively obscure views.

(d) Irrigation

All required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by Texas Natural Resource Conservation Commission (TNRCC) or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the State of Texas. An irrigation system shall comply with the following guidelines:

- (i) Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum run-off and minimum over spray onto non-irrigated areas (i.e., paving, walkway, building).
- (ii) Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- (iii) Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.

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- (iv) Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees, and groundcover areas. A minimum of one (1) bubbler each shall be provided for all large and medium size trees.
- (v) Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
- (vi) All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

(5) Alternative Compliance

In cases where a particular site opportunity exists, or where there is an unusual construction or site circumstance, an alternative landscape plan which may not strictly comply with the terms of this section may be submitted for approval to the Zoning Administrator.

(a) Standards

Approval shall be based on the applicant's ability to design a plan that substantially meets the intent of the Code.

(b) Letter

The plan must be submitted with a letter stating how the plan meets the intent of the Code and the details of the methods used to meet the intent. In addition, a comparison detailing the landscape elements required to satisfy strict compliance versus the alternative plan must be provided.

(6) Implementation of Landscape Requirements

(a) Inspection

Prior to the issuance of a certificate of occupancy for the project, a landscape architect registered in the State of Texas shall inspect each site and certify on the appropriate city form that the site meets the requirements of this section and conforms to the approved site plan and/or landscape plan.

(b) Fiscal Guarantee

- (i) If the required landscaping is not yet in place at the time of final building inspection, the developer/owner shall make fiscal arrangements (by bond, certificate of deposit, or letter of credit) satisfactory to the city. The amount shall be determined by a contractor's estimate using current

market prices for materials and installation plus a twenty-five (25) percent contingency to ensure that all such required landscaping shall be installed.

- (ii) Any developer/owner wishing to make such fiscal arrangements must also grant license to the city to enter upon the land for the purposes of installing the required landscaping in the event of non-performance.
- (iii) Compliance with this section must be met within six (6) months from the date that fiscal is posted.

(c) Maintenance

- (i) All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe, and operating condition.
- (ii) Maintenance practices shall consist of all regular and normal maintenance operations of landscaping including but not limited to weeding, irrigation, fertilizing, pruning, mowing, and litter pick-up. Plant material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material where required according to the city approved plan for the site.
- (iii) Street right-of-way between a property line and curb or street pavement adjoining the property shall be maintained by the adjacent landowner for sites receiving right of way credits for the street yard.
- (iv) It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by this ordinance. Failure to replace dead or diseased plant material within thirty (30) days of written notification by the city shall constitute a violation of the Zoning Ordinance.

(7) Protected Trees Related to Construction

(a) Application

- (i) When an application is made for a building, site improvements, or subdivision construction permit on any land, a plan depicting the surveyed location of all existing trees protected in accordance with Chapter 3, 3.1100, Protected Trees, shall be shown.

(b) Removal of Protected Trees and Associated Mitigation

Removal of protected trees and associated mitigation shall be in accordance with Chapter 3, 3.1100, Protected Trees.

(c) Methods of Tree Protection During Construction

Protected trees retained on the site shall be protected in accordance with Chapter 3, 3.1100, and by the following methods:

- (i) Providing a pervious surface treatment (i.e. Mulch) under such trees equal to the area covered by the tree's dripline.
- (ii) Aeration must be provided if grade changes affect the survival of the tree.
- (iii) Prior to any construction activity, protective barrier fencing shall be placed around all trees to be preserved on the site to prevent any possible destruction or damage of the tree(s). The limits of the protective barrier fencing shall encompass the drip line of tree(s). At no time shall the tree protective barrier fencing be removed until all construction activities and operations have been completed and approved by city officials.
- (iv) In cases where site constraints prohibit the use of protective barrier fencing, boards, wiring and nails may be used as long as they are not directly attached to the tree during any construction activity or operation.
- (v) Materials, vehicles, and equipment are prohibited from being stored within the area inside the protective barrier fencing.
- (vi) Trees experiencing damage from construction activity and operation shall receive remedial treatment as recommended by a certified arborist.

11.502 OFF-STREET PARKING AND LOADING(1) General(a) Applicability(i) New Development

The off-street parking and loading standards of this Section apply to any new building constructed and to any new use established.

(ii) Expansions and Alterations

The off-street parking and loading standards of this Section apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces will be required to serve the entire building or use. The number of off-street parking and loading spaces provided for the entire use (preexisting + expansion) shall equal at least 100 percent of the minimum requirement established in the Off-Street Parking Requirements table, in Section 11.502(2)(a).

(b) No Reduction Below Requirement

Existing parking and loading spaces may not be reduced below the requirements established in this Section. Any change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this Chapter unless parking and loading spaces are provided in accordance with the provisions of this Section.

(2) Off-Street Parking Requirements(a) Off-Street Parking Requirements Table

The following table lists minimum off-street parking requirements by land use category.

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
<i>Residential Uses</i>		
SF; detached	2 per dwelling unit	2 garage enclosed parking spaces
SF; zero lot line	2 per dwelling unit	2 garage enclosed parking spaces
Village residential	2 per dwelling unit	2 garage enclosed parking spaces
SF; attached	2 per dwelling unit	2 garage enclosed parking spaces
Townhouse	2 per dwelling unit	2 garage enclosed parking spaces
Apartment	1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 2+ bedroom unit	Additional 5 percent of total number of required spaces
Upper story residential	1.5 per bedroom	
Group homes of six or less persons	na	

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Group homes of more than six persons	1 per 2 bedrooms	1.5 per 2 employees
All other Group Living	1 per 2 bedrooms	1.5 per 2 employees
<i>Public and Civic Uses</i>		
Community Service	1 per 250 ft ² GFA	
In-home day care of six or fewer children	na	
Day Care	1 per eight pupils	
Elementary Schools	3 per classroom	
Middle Schools	3 per classroom	
High Schools	10 per classroom	
All other Educational Facilities	20 per classroom	
Government Facilities	1 per 250 ft ² GFA	1 per fleet vehicle
Hospitals	1 per 4 patient beds	
Institutions	1 per 250 ft ² GFA	1.5 per 2 employees
Community Parks	varies	Parking requirement based on uses in park; must be reviewed and approved by Zoning Administrator
Amenity Centers	1.5 per 250 ft ² GFA	
Linear Parks/Linkages Trailheads	varies	Parking requirement based on uses in park; must be reviewed and approved by Zoning Administrator
Golf courses and Country clubs	4 spaces per hole	1.5 per 250 ft ² GFA of accessory use structures
Cemeteries, Columbaria, Mausoleums, Memorial Parks, and Crematoria	1 per 50 internment plots (cemeteries and memorial parks); 1 per 350 ft ² GFA (mausoleum and crematorium)	
Funeral Home	1 per 100 ft ² GFA	Minimum of 20 spaces
Park and Ride Facility	na	
All other Passenger Terminals	2 per 250 ft ² GFA	
Place of Worship	1 per 3 seats	
Place of Worship with 2500 sq. ft. or less of accessory uses	1 per 3 seats in place of worship	Spaces necessary to accommodate accessory use based on requirement for accessory use
Place of worship with more than 2500 sq. ft. of accessory uses	1 per 3 seats in place of worship	Spaces necessary to accommodate accessory use based on requirement for accessory use

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Wireless Transmission Facilities	none	
Major Utilities	1 per facility	1 additional per 250 ft2 GFA; 1 per fleet vehicle
Intermediate Utilities	none	
Minor Utilities	none	
<i>Commercial Uses</i>		
Eating Establishments	1 per 100 ft2 GFA (includes any outdoor seating and waiting areas)	
Entertainment, Outdoor	1 per 250 ft2 GFA structural area	1 per two seats
Office	1 per 250 ft2 GFA	
Medical Office Building	1 per 200 ft2 GFA	
Bed and Breakfast	1 per bedroom	1.5 per 2 resident owners
All other Overnight Accommodation	1 per bedroom	1.5 per 2 employees; 1 per 150 ft2 conference space
Parking, Commercial	none	
Indoor entertainment activities	1 per 250 ft2 GFA or, 1 per 4 seats for theaters	1 additional per 500 ft2 GFA up to 50,000 ft2 GFA; 1 per 1000 ft2 thereafter, excluding theaters
Heavy equipment sales and leasing	1 per 250 ft2 GFA	1 additional per 500 ft2 GFA up to 50,000 ft2 GFA
Shopping Centers larger than 100,000 ft2	1 per 225 ft2 GFA	
All other Retail Sales and Service	1 per 250 ft2 GFA	
Self-Service Storage	1 space per 50 storage units	
Car wash, full service	1 per 150 ft2 GFA	Shall meet off-street stacking space requirements from this Section.
Car wash, self-service	1 per facility	Shall meet off-street stacking space requirements from this Section.
Vehicle repair and body shop facilities	2 per service bay	Shall meet off-street stacking space requirements from this Section.
Auto service facilities	2 per service bay	Shall meet off-street stacking space requirements from this Section.
Vehicle sales, rental or leasing facilities	1 per 500 ft2 GFA indoor facility	1 additional per 1000 ft2 GFA outdoor lot area
All other Vehicle Sales and Service	1 per 250 ft2 GFA	5 per service bay
<i>Industrial Uses</i>		

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Light Industrial Service, Manufacturing, and Assembly	1 per 500 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Warehouse and Freight Movement	1 per 500 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Mineral Extraction	1 per 300 ft2 GFA indoor facility	1.5 per 2 employees
Waste-Related Service	1 per 250 ft2 GFA	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Wholesale Trade	1 per 300 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area

(Ordinance No. Z-05-06-23-13C3 of June 23, 2005 as amended by Ordinance No. Z-05-08-11-10D4 of August 11, 2005)

(3) Alternative Parking Plan and Shared Parking

(a) Alternative Parking Plan

An alternative parking plan may be approved by the Zoning Administrator for specific developments that are deemed to require a different amount of parking than the standards shown in the Off-Street Parking Requirements table. The Zoning Administrator shall establish conditions necessary to insure the adequacy of future on site parking when approving an alternate parking plan. Any alternative standard shall meet the criteria below.

- (i) The use of the building is specific and occupied by a single user.
- (ii) The applicant provides a detailed breakdown of his or her parking requirements indicating employee counts, shift distribution and visitor or customer needs.
- (iii) The applicant provides a site plan showing how additional parking to meet standard requirements would be provided if the use changed or parking needs increase.

(b) Shared Parking

Required parking for one use may satisfy the requirements for another use if the non-residential uses have different peak hour parking needs and the following:

- (i) The following documentation shall be submitted to the City as part of the Development Review Committee process if requesting shared parking.
 - 1. The names and addresses of the uses and the owners or tenants that are sharing the parking;

2. The location and number of parking spaces that are being shared;
3. An analysis showing that the peak parking demands for the different uses occur at different times and that the parking area will supply at least the minimum number of required spaces for each use during its respective peak parking time;

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4. A legal instrument such as an easement that guarantees access to the joint parking for all uses;
5. A shared parking agreement executed by all the users and the owner of the property proposed to be used for parking; and
6. The agreement shall be notarized and recorded, with a provision that the consent of the City must be obtained for termination of the agreement.
 - (ii) In the event of the termination of an existing shared parking agreement, a new shared parking agreement shall be executed within sixty (60) days prior to termination. If a new shared parking agreement is not executed, then documentation shall be submitted to the Development Review Committee supporting that the uses on all affected properties meet their respective parking requirements. This process of amending a shared parking agreement applies to all existing parking agreements impacted by sale, change of use, or expansions on any affected property.

(c) Alternative Agreements

In limited cases, off-site parking agreements, and reciprocal access and parking agreements may be approved by the Zoning Administrator.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(4) Exceptions to Off-Street Parking Requirements

The property owners of Lots 8 through 19, Block 9; Lots 1 through 9, Block 22; and Lots 11 through 19, Block 8; all in the Original Plat of Round Rock, are not required to comply with the Off-Street Parking Requirements stated above.

(5) Downtown Development Area Special Requirements

- (a) The property owners of all properties located within the Downtown Development Area which are zoned C-1 (General Commercial) and are

adjacent to streets with rights-of-way 80 feet wide or greater, other than Round Rock Avenue, Mays Street, and South Lampasas Street from Bagdad Street to the alleyway between Bagdad Street and East Main Street, shall be permitted to utilize said rights-of-way for on-street parking spaces to meet the City's parking requirements.

(Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

- (b) In order to utilize the rights-of-way for parking spaces as provided above, all of the following conditions shall be met:

- (i) The property owner shall set aside, within the property's buildable area, an open, undeveloped, unpaved area having the same square footage as that portion of the right-of-way used for on-street parking.
- (ii) The property owner shall maintain the on-street parking area, including, but not limited to, landscaping, pavement repair, drainage, and striping.
- (iii) For each 15 on-street parking spaces or fraction thereof, the property owner shall provide either two landscaped islands 9 feet by 20 feet or one landscaped island 18 by 20 feet as determined by the Zoning Administrator.
- (iv) The property owner shall submit to the City a site plan depicting the on-street parking spaces, the required landscaped islands, and the open, undeveloped portion of the property, for the review and approval of the Zoning Administrator and the Director of Public Works prior to construction of any on-street parking spaces.
- (v) Any on-street parking spaces located on West Main Street shall be constructed with brick pavers comparable in color and style with the brick pavers used for the sidewalks adjacent to Round Rock Avenue between IH 35 and Mays Street.
- (vi) The Director of Public Works shall determine that the use of on-street parking will not adversely affect drainage within the area.
- (vii) No on-street parking shall be located within 40 feet of any curb corner.
- (viii) All parking spaces shall be a minimum of 9 feet by 18 feet.

(6) Rules for Computing Requirements

The following rules apply when computing off-street parking and loading requirements.

(a) Multiple Uses

Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses.

(b) Fractions

When measurements of the number of required spaces result in a fractional number, any fraction of $\frac{1}{2}$ or less will be rounded down to the next lower whole number and any fraction of more than $\frac{1}{2}$ will be rounded up to the next higher whole number.

(c) Area Measurements

Unless otherwise expressly stated, all square-footage-based parking and loading standards shall be computed on the basis of gross floor area, which for purposes of computing off-street parking requirements, shall mean the gross floor area of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings and shall include the following areas:

- (i) The area of each floor of the structure.
- (ii) All attic space used for active commercial space.

(d) Occupancy-Based Standards

For the purpose of computing parking requirements based on employees, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

(e) Unlisted Uses

Upon receiving a development application for a use not specifically listed in the Off-Street Parking Requirements Table, the Zoning Administrator shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require a parking study in accordance with an Alternative Parking Plan, as described in Section 11.502(3), above.

(7) Location, Setbacks and Buffering of Required Parking

Except where an alternative parking plan has been approved by the Zoning Administrator, all required off-street parking spaces shall be located on the same lot as the principal use. Unless otherwise expressly stated, off-street parking areas shall be set back in accordance with Section 11.501, Landscaping.

(8) Parking Space and Parking Lot Design(a) Parking Space Dimensions

Required off-street parking spaces shall have minimum dimensions of 9 feet in width by 18 feet in length.

(b) Aisle Widths

Drive aisle widths adjoining off-street parking spaces shall comply with the following standards:

Minimum Width for Specified Parking (in feet)			
90°	75°	60°	45° or less
26	23	16	12.5

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(c) Markings

- (i) Each required off-street parking space and off-street parking area shall be identified by surface markings at least 4 inches in width. Markings shall be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles.
- (ii) One-way and two-way accesses into required parking facilities shall be identified by directional arrows.

(d) Surfacing and Maintenance

All off-street parking areas, drive aisles, internal roadways, and loading areas for all uses shall be paved and kept in a dust-free condition at all times.

(e) Access and Circulation

- (i) Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
- (ii) Site Plans for retail developments greater than a cumulative 50,000 gross square feet shall designate a primary vehicle circulation route entering and exiting the development.
 - 1. Landscape median islands or end islands, as defined in Section 11.501(3)(b), shall be immediately adjacent to the primary vehicle circulation route for the entire length of the route (excluding pedestrian access and the face of primary buildings).
 - 2. So as not to cause overflow stacking onto rights-of-way and primary circulation routes, parking is not permitted along primary vehicle circulation routes. So as not to cause internal circulation conflicts, parking is not permitted adjacent to the entire elevation of a building which includes the primary pedestrian access.

(Ordinance No. Z-05-08-11-10D4 of August 11, 2005)

(f) Tandem Parking

Tandem parking in the Multifamily or Senior Districts shall be permitted only when it is located in front of a garage, which is attached to a dwelling unit and the tandem space is assigned only to the dwelling unit to which the garage is attached.

(9) Use of Required Parking Spaces

- (a) Required off-street parking areas shall be used solely for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for storage of trash dumpsters, the display of goods for sale or lease, for motor vehicle repair or service work of any kind, storage of vehicles, boats, motor homes, campers, mobile homes, or building materials, or for display or storage of vehicles for lease, sale or rent.
- (b) Recreational vehicles shall not be stored on any lot or street other than a residential lot of the owner or a site specifically designed and approved by the Zoning Administrator to accommodate them.

(10) Vehicle Stacking Areas(a) Minimum Number of Spaces

Off-street stacking spaces shall be provided as indicated in the following table.

Minimum Off-Street Stacking Spaces		
Activity Type	Minimum Spaces	Measured Form
Bank teller lane	4	Teller or Window
Automated teller machine	3	Teller
Restaurant drive through	6	Order Box
Restaurant drive through	4	Order Box to Pick-Up Window
Auto service facility stalls; vehicle repair and body shop stalls	2	Entrance to stall
Car wash stall, automatic	4	Entrance to wash bay
Car wash stall, self-service	3	Entrance to wash bay
Gasoline pump island	2	Pump Island
Other	Determined by Zoning Administrator	

(b) Design and Layout

Required stacking spaces are subject to the following design and layout standards.

(i) Size

Stacking spaces shall be a minimum of 10 feet by 20 feet in size.

(ii) Location

Stacking spaces may not impede on- or off-site traffic movements or movements into or out of off-street parking spaces.

(11) Parking and Storage of Large Vehicles and Equipment

- (a) Outdoor storage or overnight outdoor parking of tractor-trailers, semi-trucks, semi-trailers, or other vehicles having a gross vehicle weight rating of 17,000 pounds or more, shall not be permitted in any residential district or in the C-1, C-2, OF, PF-1, PF-2, PF-3 and SR zoning districts. This prohibition shall not apply to pick-up trucks, or personal recreational equipment. Construction equipment shall not be stored on lots in residential or commercial districts except during the period of permitted construction.

(Ordinance No. Z-05-06-23-13C2 of June 23, 2005)

- (b) Screening from public rights-of-way or lower intensity residential uses shall be required in multifamily developments for areas designated or available for parking and storage of recreation vehicles, boats, small trailers and other non-commercial equipment. Such screening shall consist of permanent material such as concrete, masonry, wood, steel, etc.

(12) Off-Street Loading(a) No Use of Public Right-of-Way

At no time shall goods be loaded or unloaded from the right-of-way of a collector or arterial street. No part of any vehicle shall be allowed to extend into the right-of-way of a collector or arterial street while being loaded or unloaded.

(b) Location

Plans for location, design and layout of all loading spaces shall be indicated on required site plans. Loading space size shall be based on need and in accordance with standard engineering requirements as determined by the Zoning Administrator.

11.503 TRAFFIC IMPACT STUDIES(1) Applicability

A traffic impact study shall be required with zoning map amendment applications, including planned unit developments that are projected to generate 100 or more peak hour vehicle trips.

(2) Preapplication Meeting

When a traffic impact study is required, the type and scope of the study shall be determined during a preapplication meeting with the Zoning Administrator and City Traffic Engineer. The Zoning Administrator may also include representatives from other agencies and departments. The elements to be determined during the meeting shall include the following.

(a) Type of Study

The possible types of reports include: a letter report, full traffic impact analysis report or special report (e.g., sight distance survey).

(b) Definition of Impact Area

The impact area shall be identified by the City Traffic Engineer at the preapplication meeting.

(c) Period of Analysis

Periods of analysis may include: daily traffic, AM, PM or weekend peak hour.

(d) Analysis Scenarios

Scenarios for analysis include: existing conditions, opening year conditions with and without development, and 10 years after opening with and without development.

(e) Process

Process for determining trip generation and distribution including: trip generation category, diversion assumptions and distribution assumptions.

(f) Growth Rate Assumption

The rate of growth assumed in background traffic assumptions.

(g) Mitigation Plan

Where the analysis indicates that the project will create deficiencies in the impact area, improvements shall be recommended which shall include projected cost estimates. The design of improvements shall be in accordance with specifications of the City Traffic Engineer and, where appropriate, the Texas Department of Transportation. Where the City Council determines that a mitigation plan is not adequate to address the traffic impacts of the project, it may serve as a basis for denial of the original zoning, rezoning or planned unit development request.

(3) Traffic Study Elements

A letter report or special report shall only include those elements agreed upon in the preapplication meeting.

11.504 ACCESS AND CIRCULATION(1) Location of Existing and Planned Transit Routes

Any proposed development shall take into account the location of existing and planned transit routes and provide vehicular and pedestrian connections

(including hike and bike trails) to any transit points within or adjacent to the development.

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(2) Easements

(a) Emergency Access Drives

Emergency access drives shall be at least 24 feet in width.

(b) Street Access

No use shall be permitted to take direct access to a street except as permitted in this Section.

(i) Local Streets

All residential uses may take direct access to local streets. Nonresidential uses shall not take direct access to local streets, except when no higher street classification is available.

(ii) Collector Streets

No single-family dwelling shall take direct access to collector streets, except when no local street is available.

(iii) Arterial Streets

No residential use, other than multifamily, shall take direct access to arterial streets. When uses take access to an arterial street, the point of access shall be directly across from another existing point of access, or spaced at least 200 feet from any intersecting street or other point of access to the arterial.

(c) Driveway Connections to Adjacent Development

(i) Driveway connections to adjacent development shall be provided and clearly identified on any site plan submitted pursuant to this Chapter. All driveway connections shown on a site plan shall be constructed and stubbed, and future development of adjacent property shall complete a connection to any existing stub.

(ii) The City Engineer may waive the requirement for a driveway connection required above in those cases where unusual topography or site conditions would render such an easement of no useable benefit to adjoining properties.

(iii) The City Engineer may approve the closure of driveway access in those cases where adjoining parcels are subsequently developed with a residential use.

(3) Design Requirements and Standards(a) Minimum Access

Each parcel of land which legally exists on the effective date of this Chapter and which abuts a street right-of-way shall be permitted at least one access point, except where restricted by plat note or separate instrument easement.

(b) Additional Access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during site plan review provided that the number and location of access points onto local streets and the additional access points onto collector and arterial streets shall be approved by the highway authority having jurisdiction over the roadway from which access is being taken.

(c) Width of Access

The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than 45 feet, except that the width of a landscaped center median shall not count towards this standard.

(d) Closure or Relocation of Existing Access Points

The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

(e) Curb Cuts at Intersections

A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the edge of the right-of-way of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut shall be approved by the highway authority having jurisdiction over the street from which access is being taken.

11.505 OUTDOOR DISPLAY AND STORAGE(1) General

Outdoor display and storage is allowed in certain nonresidential districts in accordance with this Section. Any merchandise, material or equipment situated outdoors shall be subject to the requirements of this Section. For the purpose of this section, outdoor display and storage shall be broken down into three categories.

(2) Permitted Outdoor Display and Storage

Outdoor storage shall be allowed in the districts designated in the table below.

Permitted Outdoor Display and Storage Table									
Category	C-1	C-2	OF	BP	PF-1, PF-2, PF-3	LI, I, MI	SR	OS	MU-1a
Outdoor Display	X							X	X
Limited Outdoor Storage	X				X	X			X
General Outdoor Storage	X					X		X	
Temporary Outdoor Storage	X	X	X	X	X	X	X	X	

(Ordinance No. Z-05-06-23-13C1 of June 23, 2005 and Ordinance No. Z-05-06-23-13C2 of June 23, 2005 as amended by Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(3) Categories of Outdoor Display and Storage(a) Outdoor Display

- (i) Outdoor display is display of items actively for sale.
- (ii) Outdoor display shall be allowed adjacent to a principal building wall and except as provided below, extend to a distance no greater than 10 feet from the wall. Such display shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the sidewalks.
- (iii) Outdoor display located more than 10 feet from the wall of a principal building shall be fenced in by a masonry, wrought iron or similar material fence/wall. The location and fencing of such a display shall be approved by the Planning Director.
- (iv) Outdoor display in the OS district shall only be permitted in metropolitan and regional parks.
- (v) Outdoor display in the Downtown Development Area and in the MU-1a district may be permitted in limited quantities provided it does not impede pedestrian traffic.

(Ordinance No. Z-04-06-10-12C1 of June 10, 2004 as amended by Ordinance No. Z-05-11-10-12E1 of November 10, 2005 and Ordinance No. Z-06-02-09-9A5 of February 9, 2006)

(b) Limited Outdoor Storage

- (i) Limited outdoor storage is temporary storage of goods in individual packaging and not in storage containers. Organic materials in plastic packaging are considered limited outdoor storage.

- (ii) Limited outdoor storage shall be screened from view outside the site by a solid masonry wall at least six feet in height. Limited outdoor storage in the Industrial (I) and Mining (MI) districts is exempt from the screening requirements provided that district buffering standards have been met.
- (iii) Limited outdoor storage shall not be allowed in any off-street parking spaces.
- (iv) In MU-1a, limited outdoor storage shall not be allowed in the street yard.

(Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

(c) General Outdoor Storage

- (i) General outdoor storage consists of all remaining forms of outdoor storage including temporary, as provided for in Section 11.425(5), not classified as outdoor display or limited outdoor storage. General outdoor storage also includes items stored in shipping containers, conexes, and semi-trailers not attached to a truck.
- (ii) Shipping containers, conexes, and semi-trailers not attached to a truck shall not be stacked more than 2 units high. In the General Commercial (C-1) district, shipping containers, conexes, and semi-trailers shall not be stacked.
- (iii) General outdoor storage shall be allowed in unlimited quantity, provided that the storage area is screened from any public right-of-way by means of an opaque wall at least six feet in height. General outdoor storage in the Industrial (I) and Mining (MI) districts is exempt from the screening requirements provided that district buffering standards have been met.

General outdoor storage in the General Commercial (C-1) district shall be screened from any public right-of-way or abutting property by means of a masonry wall that provides complete screening of the storage. The construction materials of the wall shall match material used on the principal building located on the same lot.

- (iv) Except for the Industrial (I) and Mining (MI) districts, no general outdoor storage shall be permitted within the following areas.
 - 1. A required front setback
 - 2. Between a front setback and the building front
 - 3. Between a side setback along a public right-of-way and any building or structure
- (v) General outdoor storage shall not be allowed in any off-street parking areas.
- (vi) General outdoor storage in the OS district shall only be permitted in metropolitan and regional parks.
- (vii) The placement of general outdoor storage shall not conflict with any public utilities, easements or rights-of-way.
- (viii) The location of general outdoor storage shall meet the accessory building requirements for that zoning district.
- (ix) Where general outdoor storage is temporary, as provided for in Section 11.425(5), the Zoning Administrator may require alternative screening depending on the uniqueness of the situation.

(Ordinance No. Z-04-06-10-12C1 of June 10, 2004 as amended by Ordinance No. Z-05-06-23-13C1 of June 23, 2005)

(4) Additional Outdoor Display and Storage Requirements

(a) Required to show on Site Plan

All limited outdoor storage and general outdoor storage areas shall be clearly shown on the site plan submitted for the property.

(b) Right-of-Way

Unless specifically authorized elsewhere in the City's ordinances, all outdoor storage and display shall be located outside the public right-of-way.

(5) Exceptions

- (a) Vehicles (including boats) for sale as part of a properly permitted vehicle sales use shall not be considered merchandise, material or equipment

subject to the restrictions of this Section. Such vehicles shall be located and displayed on a

paved vehicle use area, clearly indicated on the site plan, and screened under the same requirements for a parking lot.

- (b) Waste generated on-site and deposited in ordinary refuse containers and enclosed areas shall not be considered outdoor display and storage.

SECTION 11.600 NONCONFORMITIES

11.601 GENERAL

Except as specified in this Section, any use, building or structure existing at the time of enactment of this Chapter or classification amendment applicable to its use, may be continued even though such use, building or structure may not conform with the provisions of this Chapter for the district in which it is located; provided, however, that this Section shall not apply to any use, building or structure established in violation of this Chapter or ordinance previously in effect in Round Rock.

11.602 NONCONFORMING LOTS OF RECORD

In any district in which single family dwellings are a permitted use, a single family detached dwelling that complies with the restrictions below may be erected on a nonconforming lot that is not less than 30 feet in width, consisting entirely of one tract of land of not less than 3,000 square feet, and that meets each of the following conditions.

- (1) Has less than the prescribed minimum lot area, width and depth, or any of them.
- (2) Is shown by a recorded plat or deed to have been a lot of record owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size, depth and width at such location would not have been prohibited by any zoning or other ordinance.
- (3) Has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lot has been not permitted by the applicable zoning ordinance or other ordinances.

11.603 NONCONFORMING BUILDINGS, USES AND LAND

Prior to the issuance of any building or development permit, all non-conforming buildings, structures, and uses shall be removed or brought into compliance with all provisions of the Code except as follows:

- (1) Nonconforming Buildings and Structures
 - (a) Normal repairs and maintenance may be made to a nonconforming building or structure; provided that no structure alterations shall be made except those required by law or ordinance or those necessary for installing or enclosing required sanitary facilities, such as toilets and bathrooms.
 - (b) Unless otherwise provided, a nonconforming building or structure shall not be added to or enlarged in any manner unless such additions and

enlargements meet the requirements of the district in which such building or structure is located.

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- (c) A nonconforming building or structure shall not be moved in whole or in part unless every portion of such building or structure is made to conform to all regulations of the district in which it is to be located.
- (d) If a nonconforming building or structure is damaged or destroyed to an extent of less than 60 percent of its fair market value by fire, explosion, act of God, or the public enemy, then restoration or new construction shall be permitted. If destruction is greater than 60 percent of its fair market value, such building or structure and its use, if repaired or replaced, shall conform to all regulations of the district in which it is located, and it shall be treated as a new building.
- (e) Where the building official determines that a nonconforming building or structure has been damaged or destroyed to an extent greater than 60 percent of its fair market value and denies a building permit for reconstruction on the basis of a nonconforming use, an applicant for a permit shall have the right of appeal to City Council within 15 days after receipt of notification of such action. The applicant shall be advised by the City Secretary of the time and place of the hearing at which the appeal will be considered and that the applicant shall have the right to attend and be heard as to reasons for filing the appeal. In determining the time and place of the hearing the City Secretary shall cause a public notification to be published in the official newspaper describing the requested development, a minimum of ten days prior to the hearing; and cause certified letters to be sent to all property owners within 200 feet of the boundary of the parcel of land for which the building permit is being applied for. In determining whether to allow the issuance of a building permit, the City Council shall determine that each of the following standards has been met.
 - (i) It will not be contrary to the public interest.
 - (ii) It will be in harmony with adjacent land uses.
 - (iii) It will not adversely affect the public health, safety and welfare.
- (f) A vacant, nonconforming building or structure lawfully constructed before the date of enactment of this section may be occupied by a use for which the building or structure was designed or intended, if so occupied within a period of 90 days after the effective date of this section. The use of a nonconforming building or structure lawfully constructed before the date of enactment of this section which becomes vacant after the effective date of this section, may be reoccupied by the use for which the building or structure was designed or intended, if so occupied within a period of 90 days after the building or structure becomes vacant. All such buildings, after 90 days of vacancy, shall be converted to a conforming use.

(2) Nonconforming Uses

The nonconforming use of a building or structure may be continued as hereinafter provided:

- (a) The nonconforming use of a building or structure may not be changed to a use which does not conform to the requirements of the district in which it is situated.

- (b) A nonconforming use of a conforming building or structure shall not be extended or expanded into any other portion of such conforming building or structure, nor changed except to a conforming use. If such nonconforming use or portion thereof is voluntarily discontinued or changed to a conforming use, any future use of such building, structure or portion thereof shall conform to the regulations of the district in which such building or structure is located.

(3) Nonconforming Use of Land

The nonconforming use of land existing at the time of the effective date of this section may continue as hereinafter provided:

- (a) A nonconforming use of land shall not be expanded, extended, or changed to some other use not in compliance with the regulations of the district in which the land is situated.
- (b) If a nonconforming use of land or any portion thereof, is voluntarily discontinued for a period of ninety (90) days, any future use of such land or portion thereof shall be in conformity with the regulations of the district in which such land or portion thereof is located.

(4) Abandonment

The nonconforming use of building, structure, or land which has been abandoned, shall not thereafter be returned to such nonconforming use. A nonconforming use shall be considered abandoned when:

- (a) The intent of the owner to discontinue the use is apparent; or
- (b) The characteristic equipment and furnishings of the nonconforming use have been removed from the premises and have not been replaced by similar equipment within 90 days; or
- (c) A nonconforming building, structure, or land, or portion thereof, which is, or hereafter, becomes vacant and remains unoccupied for a period of 90 days; or
- (d) A nonconforming use has been replaced by a conforming use.

(5) Change in District Boundaries

Whenever the boundaries of a zoning district shall be changed as to transfer an area from one (1) district to another district, or when the boundaries of districts are changed as the result of annexation of new territory, or changed in the regulations or restriction of this section, the foregoing provisions relating to nonconforming uses shall also apply to any uses existing therein which may become nonconforming.

SECTION 11.700 ENFORCEMENT**11.701 ADMINISTRATION**

This Chapter shall be enforced by the Zoning Administrator. No oversight or dereliction on the part of the Zoning Administrator or on the part of any official or employee of the City shall legalize, authorize, or excuse the violation of any of the provisions of this Chapter.

11.702 VIOLATION AND PENALTIES

The owner of a building or premises in or upon which a violation of any provision of this Chapter has been committed or shall exist, or the lessee or tenant of an entire building or entire premises in or upon which a violation has been committed or shall exist, or the agent, architect, building contractor, or any other person, firm, or corporation who commits, takes part, or assists in any violation, or who maintains any building or premises in or upon which such violation exists, shall be guilty of a misdemeanor and upon conviction, shall be punished as per the provisions of Section 1.600 of the Code.

11.703 REMEDIES AND ENFORCEMENT POWERS

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, maintained, or any building, structure, or land is used in violation of this Chapter, the appropriate authorities of the City, in addition to other remedies, may institute appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use to correct or abate such violation, or to prevent the occupancy of such building, structure, or land.

SECTION 11.800 DEFINITIONS**11.801 PURPOSE**

The purpose of this Section is to define words, terms and phrases contained within this Chapter, unless otherwise specifically defined elsewhere herein.

11.802 DEFINITIONS

Definitions for words not defined below may be defined elsewhere in this Code or found in WEBSTER'S DICTIONARY OF THE ENGLISH LANGUAGE, UNABRIDGED, subject to interpretation by the Zoning Administrator.

(Amended by Ordinance No. G-03-06-26-10B1 of June 26, 2003, Ordinance No. Z-04-02-12-13A3 of February 12, 2004, Ordinance No. Z-04-04-22-13E2 of April 22, 2004, Ordinance No. Z-04-06-10-12C1 of June 10, 2004, Ordinance No. Z-04-08-12-12C1 of August 12, 2004, Ordinance No. Z-05-01-13-9C7 of January 13, 2005, Ordinance No. Z-05-06-23-13C3 of June 23, 2005, Ordinance No. Z-05-08-11-10D4 of August 11, 2005, Ordinance No. Z-05-09-08-10C4 of September 8, 2005, and Ordinance No. Z-05-11-10-12E1 of November 10, 2005)

Term	Definition
Abandonment	When the use of a property has ceased and the property has been vacant for 90 days, abandonment of use will be presumed unless the owner can show that a diligent effort has been made to sell, rent, or use the property for a legally permissible use.
Abate, abatement	To end a nuisance, emergence, or nonconformance.
Abutting	Having a common border with or being separated from such common border only by an alley, easement or right-of-way, except where common borders are separated by railways, interstate highways, or Designated Arterial Roadways.
Access	A means of vehicular entry to or exit from property.
Accessory building/structure (non-residential)	Includes but is not limited to storage facilities, detached garages, parking structures or enclosures, and other similar buildings or structures, and is subordinate to and services a principal non-residential building on the same or abutting lot. Said accessory building or structure shall meet the requirements of the zoning district in which it is located.
Accessory building/structure (residential)	Includes but is not limited to swimming pools, decks, storage sheds, barbeque structures, detached garages, playscapes, tree houses and other similar buildings or structures and is subordinate to and services a principal residential building on the same lot. Said accessory building or structure shall meet the requirements of the zoning district in which it is located.
Address	The number or other designation assigned to a housing unit, business establishment, or other structure for purposes of mail delivery, emergency services, and so forth.
Adjoining properties	Property that touches or is directly across a street from the subject property.
Agricultural Operations	Farming, including any customary agricultural buildings and structures; and uses such as field crops, orchards, and horticulture.
Amenity center	A private facility associated with a specific development that provides social gathering areas, recreational facilities, or other types of common space for the exclusive benefit of residents of the development.

Term	Definition
Apartment	A structure that contains 3 or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots.
Auto service facilities	An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed. Typical uses include gas stations (without vehicle repair/service bays), quick-lube services, tire sales and installation, and wheel and brake shops. Only minor repairs are conducted on the site of auto service facilities. This use does not include truck stops and associated repair facilities.
Basement	The portion of a building that is partially or wholly below ground level. The basement is not a complete structure and it serves as a substructure or foundation for a building.
Bed-and-Breakfast	A private residence or commercial operation that offers sleeping accommodations and serves breakfasts at no extra cost to its lodgers.
Berm	An earthen mound designed to promote visual interest and topographic variety, as well as, screening undesirable views and assisting in noise reduction. A berm shall have a minimum height of 36" with a maximum side slope of four (4) horizontal feet to one (1) vertical foot. Berms are to be sited as not to encroach upon the critical root zones of existing trees.
Block	Land that is entirely surrounded by public highway, street, roads, reserved right-of-way, railroad right-of-way, or parks, and the like, or a combination thereof.
Bond	Any form of security including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to the City Council.
Building	A structure built, maintained, or intended for use for the shelter or enclosure of persons, animals, or property of any kind.
Building area	The total area enclosed by a line formed by the outside surface of all walls at the foundation line.
Building coverage	The area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopy areas and the first two feet of a roof overhang.
Building line (setback line)	The line or lines within a lot created by the intersection of the vertical planes of a building and the ground. The required building setback line is measured from the property line.
Building lot	A platted tract of land that, at the time of filing for a building permit, is intended by its owner or developer to be used, developed, or built upon as a unit, under single ownership or control. It shall front upon a dedicated street.
Building permit	A permit issued by the City for the construction, erection or alteration of a structure or building.
Building, front of	That exterior wall of a building that faces an adjacent street right-of-way.
Building, principal	A building in which is conducted the principal use of the lot on which it is situated.
Caliper	Caliper is the term used to define the diameter of a young tree. The caliper is measured six (6) inches above the ground for trees that are up to and including four (4) inch caliper size. For trees that are larger than four (4) inch caliper, they should be measured twelve (12) inches above the ground.
Canopy	The upper vegetative cover of a tree or tree grouping.
Caretaker residence	A dwelling unit which is used exclusively by the owner, manager or operator of a principal permitted use and which is located on the same lot or parcel as the principal use.

Term	Definition
Carwash	A facility for washing passenger vehicles, recreational vehicles, or other light duty equipment.
Cemetery	Land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.
Central Business District	The Central Business District shall be defined as Lots 11-19 of Blocks 21 and 22 of the Round Rock Original Plat.
Circulation	Systems, structures, and physical improvements for the movement of people and goods by such means as streets, highways, sidewalks, and other paved improvements.
City	The City of Round Rock, Texas.
Code enforcement	Duties designated to the Zoning Administrator to cause property owners and others responsible for buildings and related land uses to bring their properties up to standards required by building codes, housing codes and other regulations.
Columbarium	A structure or building substantially exposed above ground intended to be used for the interment of the cremated remains of a deceased person.
Commercial Kitchen	An area on the premise in which food is prepared for on or off-site consumption which includes commercial kitchen equipment.
Community recreational facilities	Any parks, playgrounds and community buildings owned and/or operated by the City or other governmental agency, country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
Community service	Uses of a public, nonprofit, or charitable nature providing professional service of an ongoing education, training, or non-correctional counseling to the general public, on a regular basis, without a residential component. Typical uses include libraries, museums, senior centers, community centers, youth club facilities, and social service facilities. Does not include soup kitchens.
Condominium	Is a form of real property ownership that combines separate ownership of individual apartments or units with common ownership of other elements such as land or accessory buildings.
Contiguous	Immediately adjacent to (at one or more points) and not separated by a railroad or right-of-way.
Conversion	A change of use from single-family residential to a non-residential use.
Country club	Any private recreational, social, and multi purpose use associated with a private golf course for the benefit and enjoyment of members and their guests. Typical uses include clubhouses, tennis courts, playgrounds and swimming pools.
County	Williamson County, Texas or where applicable, Travis County, Texas.
Covenant, protective	Contract made between private parties as to the manner in which land may be used with a view towards protecting and preserving the physical and economic integrity of an area. Covenants are not enforced by the City.
Creek	A stream of surface water sufficient to produce a defined channel or bed. Center lines of creeks shall not be used as a legal boundary.
Critical Root Zone	A region measured outward from the trunk of a tree representing the essential area of the roots that must be preserved for the tree's livelihood. The CRZ is measured as one foot of radial distance outward from the trunk for every inch of the tree caliper, and may not be less than a radius of eight (8) feet.
Day care (in home)	A residential use, in which an individual or organization provides daytime care for six or fewer children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult.

Term	Definition
Day care (all other)	A non-residential building where care, supervision, custody or control is provided for children or adults for any part of a 24-hour day up to 12 hours of total daily operation.
Day, business or work	A work day in which the City offices are open for business, exclusive of weekends and holidays, as established by the City Council.
Deciduous	A plant or tree with foliage that sheds annually.
Decorative Wall	A wall of masonry (brick, stone, stucco, concrete, cmu / split faced block,) construction with a masonry cap having an exterior finish that complements and or matches the primary architecture of a proposed or existing development.
Dedication	The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.
Deed restriction	An agreement that binds and restricts the land in the hands of present owners and subsequent purchasers. Deed Restrictions are enforced by the land owners involved and not by City government.
Density	The number of dwelling units permitted per acre of land.
Design, street	The location of streets, alignment of streets, grades, and widths of streets, alignment of easements, grades and widths of easements, alignment and right-of-way for drainage and sanitary sewers, and the designation of minimum lot area, width and length.
Designated arterial roadway	The following roadways are considered Designated Arterial Roadways: IH 35, RM 620, U.S. Hwy 79, FM 1325, RM 1431, Old Settlers Boulevard, Greenlawn Boulevard, Doublecreek Drive, Sunrise Road, University Boulevard, Sam Bass Road, Chisholm Trail, McNeil Road, Hesters Crossing Road, Gattis School Road, Louis Henna Boulevard, Redbud Lane (C.R. 122), FM 1460, C.R. 172, C.R. 112, SH 45, SH 130, Wyoming Springs Drive, and A.W. Grimes Blvd.
Development	The division of a parcel of land into 2 or more parcels; the construction, reconstruction, conversion, structural alternation, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, excavation or other movement of land, for which permission may be required pursuant to this Chapter. Includes reconstruction, alteration of the size, or material change in the external appearance of a structure; changes in intensity of land use; alteration of shores or banks of ponds, lakes, creeks or streams; and excavation for the construction, the moving, alteration, or repair, except ordinary repairs, of any building or other structure, including an accessory structure, exceeding 100 square feet in area.
Diameter	The diameter is a form of measurement of an existing tree trunk. Diameter is measured at 4 ½ feet above the ground level. Trees that split into multi trunks below 4 ½ feet shall use the sum of each individual trunk measured 4 ½ feet above the natural grade level to determine the diameter.
District	A zoning district which is a part of the City of Round Rock, Texas, wherein the regulations of this Chapter are uniform.

Term	Definition
Downtown Development Area	The downtown development area is defined geographically beginning with the eastern edge of the northbound frontage road of Interstate Highway 35 where it crosses the approximate center line of Brushy Creek, then proceeding south along said edge of the northbound frontage road to the approximate center line of Lake Creek, then proceeding southeast along the approximate center line of Lake Creek to the approximate center line of the northern most track of the Union Pacific Railroad, then proceeding northeast along the approximate center line of the northern most track of the Union Pacific Railroad to the western line of the original P.A. Holder Survey, then proceeding north along said western line of the survey (east of College Street) to the approximate center line of Brushy Creek, then proceeding west along the approximate center line of Brushy Creek to the eastern edge of the northbound frontage road of Interstate Highway 35, being the point of beginning.
Dripline	The periphery of the area underneath a tree that would be encompassed by perpendicular lines dropped from the outermost edges of the canopy of the tree. The word dripline also includes “canopy” or “crown”.
Drive, connecting	An authorized extension of an internal drive that links the internal drive with a similar such internal drive extension from an abutting building lot at the common lot line.
Drive, external	An authorized extension of an internal drive that links the internal drive with a public street, an alley, or an approved private street.
Drive, internal	Authorized means of vehicular access to parking and loading spaces located within a given building lot.
Driveway	An authorized private roadway of an impervious nature providing access for vehicles to a parking space, garage, dwelling, or other structure.
Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. Buildings with more than one set of cooking facilities are considered to be multi-dwelling structures. Dwelling units do not include hotels, motels, lodging houses, campers or camp trailers, nor any recreational vehicle or vehicle, or portable structure having no permanent foundation other than wheels, jacks, or skirtings.
Easement	A grant by a property owner to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainage ways and roadways.
Eating establishment	An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption. Typical uses include restaurants, fast food restaurants, diners, cafeterias, bars and taverns, and dinner-houses.
Enclosed building	A building surrounded on all sides by walls and with a roof.
Erected	Includes the terms “constructed,” “moved,” “located,” or “relocated.”
Evergreen	Plant material with foliage that remains green year-round.
Expansion(s)	The addition of square footage to an existing building that is less than the total square footage of the existing building and associated structures.
Farm	An area of two or more contiguous acres, used for the growing of the usual farm products such as vegetables, fruits, trees and grain and their storage, as well as the raising thereon of the usual farm animals such as horses, cattle, sheep, chickens and swine on a limited basis, and including dairy farms with the necessary accessory uses for treating and storing the produce, provided, however, that the operation of such accessory use shall be secondary to that of the normal activities, and provided further that it does not include the commercial raising or pen feeding of animals, or the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.
Feed Lot	A small area where livestock are confined and fed to fatten them.

Term	Definition
Fence	A construction, not considered a structure, which is designed for screening or enclosing.
Floodplain	That area defined as having a 1% chance of flooding in any given year and shall include all area shown in the 100-year floodplain as designated on the Flood Insurance Study (F.I.S.), as prepared by the U.S. Federal Emergency Management Agency or its equivalent agency.
Floor Area, Gross (GFA)	The sum of the gross area for each of a building's stories under roof, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, including the following areas: (a) the area of each floor of the structure and (b) all attic space having headroom of 7 feet, 10 inches or more.
Fowl	See Chapter 2, Section 2.300(16) of the Code.
Fowl Raising	Domesticating fowl, including any customary buildings and structures.
Funeral home	An establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. Typical uses also include mortuaries.
Garage	A structure or part thereof, designed, used or intended to be used for the parking and storage of motor vehicles.
Garage, rear access	A garage that only has access to an alley and not to a street right-of-way.
Garage, side entry	A garage with a door that faces an interior side lot line.
General Plan	The City General Plan, as amended.
Glazing	The portions of windows or doors containing glass.
Golf course	A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses.
Government facilities	Federal, state, county or City offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.
Grading	The mechanical or physical act of disturbing, moving, removing, transferring, or redistributing soil or earthen surfaces.
Greenbelt	A series of connected open spaces that may follow natural features such as ravines, creeks, or streams.
Greenhouse	A glass or plastic enclosure used for the protection and cultivation of plants.
Gross Floor Area	The total area in square feet of all floors of a building, measured from the exterior walls.
Gross site area	An encompassed area defined by lot lines that are described by plat or deed.
Groundcover	Plants, other than turf grasses, that have a growth habit ranging from 6" to 18" in height at maturity.
Group home (6 or fewer persons)	A home-based facility providing 24-hour care in a protected living arrangement for not more than 6 residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for seniors and maternity homes. Requires licensing by the State of Texas. Does not include post-incarceration facilities or facilities for those who are a danger to themselves or others.

Term	Definition
Group living	A residential facility providing 24-hour care in a protected living arrangement for residents and supervisory personnel. Typical uses include assisted living facilities, foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for seniors, nursing homes, and maternity homes. Requires licensing by the State of Texas. Does not include post-incarceration facilities or facilities for those who are a danger to themselves or others.
Hazardous material	Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.
Heavy equipment sales and leasing	Retail sales and leasing of self-propelled vehicles such as construction equipment and trucks, tractor-trailers, buses, vans, and other similar vehicles.
Height, building (or other structure)	Building height refers to the vertical distance from the highest point on a structure to the average ground level of the grade where the walls or other structural elements intersect the ground. See Section 11.426.
Heliport	The area of land, water or structure used or intended to be used for the touchdown and lift-off of helicopters.
Heliport, Hospital	A heliport limited to serving helicopters engaged in air ambulance.
Historic District	Any district designated according to the procedures in Section 11.420
Hollywood Driveway	A driveway in which the tracks for the car are separated by strips of green lawn.
Home occupation	Any occupation, profession, business, or activity carried on in premises primarily residential in character in accordance with the home occupation requirements of this Chapter.
Hospital	Uses providing in-patient medical or surgical care, which also may include out-patient services and the following types of accessory activities: out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance and parking facilities. Typical uses include medical centers and hospitals.
HUD-code Manufactured home	A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as the term is defined by 24 C.F.R. Section 3282.8(g), as amended.
Impervious surface	Any hard-surfaced, man made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks and paved recreation areas.
Improvements	See "Development"
Indoor entertainment activities	Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, game arcades, pool halls, dance halls, and movie or other theaters.

Term	Definition
Industrialized housing or Modular housing	<p>A residential structure that is:</p> <ul style="list-style-type: none"> (1) designed for the occupancy of one or more families; (2) constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and (3) designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system. <p>It does not include:</p> <ul style="list-style-type: none"> (1) housing constructed of a sectional or panelized system that does not use a modular component; (2) a ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location; or (3) Manufactured housing.
Institution	A facility providing 24-hour supervision and counseling in a protected living arrangement for residents and supervisory personnel. This classification includes soup kitchens, halfway houses for juvenile delinquents and adult offenders, pre-parole detention facilities (not including prisons), halfway houses providing residence in lieu of incarceration, halfway houses providing residence to those needing correctional and mental institutionalization, and residential rehabilitation for alcohol and chemical dependence. This classification also includes overnight shelters for the homeless. Requires licensing by the State of Texas.
Irrigation system	A permanent, automatic, underground water system that is designed to transport and distribute water to landscape plant material.
Landmark	A structure (including any building) of unusual historical and usually aesthetic interest; especially one that is officially designated in accordance with Section 11.420
Landscape	The improvement and enhancement of an area of land with any combination and placement of plant material (trees, shrubs, vines, groundcover, turf, or flowers), natural elements (berms, rocks, stones, boulders, or water) and or structural features (not limited to walkways, walls, fences, pools, fountains, outdoor art work, or benches).
Landscaping, Interior Parking	The landscaping provided for the purpose of buffering and providing visual breaks within parking areas.
Landscaping, Perimeter Parking:	The landscaping provided for the purpose of buffering and screening of parking areas having frontage along public rights of ways and or private drives.

Term	Definition
Light industrial service, manufacturing and assembly	Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, products, or by-products mainly by providing centralized services for separate retail outlets. Includes contractors and building maintenance services and similar uses that perform services off-site. Few customers, especially the general public, come to the site. Typical uses include Welding, machine, and tool repair shops; Repair of scientific or professional instruments; Building, heating, plumbing, or electrical contractors; Printing, publishing, and lithography; Exterminators; Janitorial and building maintenance services; Research, testing, and development laboratories; Laundry, dry-cleaning, and carpet cleaning plants; Photo-finishing laboratories; Maintenance facilities; Contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site; Vehicle and equipment maintenance facilities; Fuel oil distributors; Production or fabrication of metals or metal products including enameling and galvanizing; Large-scale catering establishments; Woodworking, including cabinet makers and furniture manufacturing; Clothing or textile manufacturing; Movie production facilities; Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items; Production of artwork and toys; and Sign making.
Light source	A single, artificial source of luminescence that emits measurable radiant energy in or near the visible spectrum.
Live/Work Unit	A structure with a combination of uses where work activities associated with the operations of a business or trade occur as allowed in the zoning district and includes a dwelling unit for the occupant. Such units shall have only one kitchen, at least one bathroom, and shall be occupied by the person operating the business.
Livestock	See Chapter 2, Section 2.300(19) of the Code.
Livestock Raising	Ranching, including any customary buildings and structures, and uses such as animal husbandry.
Loading dock	A sorting, loading or staging platform area and any loading space associated with the platform used by vehicles for the purpose of loading and unloading merchandise or materials. Also, includes truck wells and dock lifts.
Loading space	An off-street space designed on an approved site plan for the parking of a vehicle, that exceeds thirty-five (35) feet in length, while loading or unloading merchandise or materials at locations other than primary public entrances.
Lot	A single, legally created parcel of land intended as a unit for transfer of ownership or for development that is occupied by one building or use and the accessory buildings or uses customarily incident to it, and having frontage on a dedicated street. Lot includes the word “plot” or “parcel.”
Lot area	The area contained within the boundary lines of a lot, excluding any street, easement for street purposes, or street right-of-way.
Lot coverage, maximum	The percentage of lot area allowed to be included within the outside lines of the exterior walls of all buildings located on a lot.
Lot frontage	That portion of a lot which abuts a public street. Each side of a lot so abutting a public street shall be considered as separate lot frontage.

Term	Definition
Lot line, front	A front lot line is the boundary of a building lot that abuts an existing or dedicated street. In cases where two or more lot lines abut an existing or dedicated street, all such lot lines are considered front lot lines for the purposes of calculating building setbacks and meeting other development requirements. In the case of lots with two parallel lot lines meeting this criteria, both shall be considered front lot lines as for the purposes of calculating building setbacks and meeting other development requirements, except where the rear setback requirement is greater than the front setback requirement in which case one of two opposing setbacks shall be a rear setback.
Lot line, rear	That lot line which is parallel to and most distant from the front lot line of the lot; in the case of a triangular, or an irregular lot, a line 20 feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the street lot line shall be considered to be the rear lot line. In the case of corner lots, the rear lot line shall be opposite the lot line along which the lot takes access to a street.
Lot line, side	Any lot line other than a front or rear lot line.
Lot of Record	An area of land designated as a lot on a subdivision plat duly recorded with the county clerk; or an area of land held in single ownership described by metes and bounds upon a deed recorded or registered with said county clerk.
Lot width	The width of a lot at the minimum building setback line.
Lot, corner	A lot abutting two or more streets at their intersection.
Lot, flag or panhandle	A lot resulting from the division of a tract of land that, before its division, did not have sufficient width on a street to create more than one lot abutting said street but had sufficient area and depth to be divided into more than one buildable lot.
Lot, interior	Any lot other than a corner lot.
Lot, through	A lot other than a corner lot, with frontage on two nonintersecting streets.
Lot, zoning	A parcel of land: (1) comprised of 1 or more recorded lots that are contiguous and under the same ownership; (2) occupied or intended to be occupied by a principal building or buildings, or principal use or uses, along with permitted accessory buildings or uses; and (3) meeting all of the requirements for area, buildable area, frontage, width, yards, and any other requirements set forth in this Chapter. Lots separated by streets or alleys shall not be considered contiguous for the purposes of this definition.
Major recreational equipment	Equipment such as boats and boat trailers, travel trailers, pickup truck campers, camping trailers, tent trailers, converted trucks and buses, recreational vehicles, and other related equipment intended for recreational purposes.
Manufactured housing or Manufactured home	A HUD-code manufactured home.
Map or zoning map	The official zoning map of the City, which may be a map or series of smaller maps.
Maximum extent feasible	The point at which all possible measures have been undertaken by the applicant, at which point further measures would involve physical or economic hardships that would render a development project infeasible or would be unreasonable in the judgment of a Review or Decision-Making Body.
Memorial Park	A place used for interment of human or animal remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof.

Term	Definition
Mineral extraction	The extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. The term also includes quarrying; well operation; milling, such as crushing, screening and washing; and other preparation customarily done at the extraction site or as part of the extractive activity.
Mini-warehouse	A structure containing separate storage spaces of varying sizes leased or rented as individual leases. This term includes self-service storage facility and mini-storage facility.
Mirrored glass	Glass with a reflectivity of twenty percent or greater.
Mixed-Use	The combining of complementary residential and commercial uses in the same building, on the same site, or on the same block.
Mobile home	A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
Motor vehicle	A device in, upon, or by which any person or property is, or may be, transported, or drawn, upon a public highway except devices used exclusively upon stationary rails or tracks.
Mulch	Non-living organic material typically used in landscapes to retard erosion, retain moisture, reduce weed growth, and to maintain even temperatures around plant roots.
Native plant	Any species that is indigenous to the central Texas region.
Noise; noise pollution	Continuous or episodic excessive noise in the human environment that is damaging or otherwise annoying.
Nonconforming building	Any building, or part thereof, lawfully existing or occupied at the effective date of this Chapter which does not comply, after the passage of this Chapter, with the height, yard, parking, loading, coverage area, or screening regulations of the district in which it is located.
Nonconforming lot	Any lot lawfully existing at the effective date of this Chapter that does not conform, after the passage of this Chapter, to the width, depth, and area regulations of the zoning district in which it is located.
Non-polluting industries	An industry in full compliance with federal and state regulations.
Office	The use of a building or a portion of a building for the provision of executive, consulting, professional, management, or administrative services. Typical uses include administrative offices and services including real estate, law, architecture, design, engineering, accounting, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with office services.
Office, medical	A use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for such practice by the state.
Office, public	The use of a building or a portion of a building for business offices of public or community service organizations and associations.
Open space	Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents of the development.

Term	Definition
Ordinary Maintenance and Repair	Any work, the sole purpose and effect of which is to correct deterioration, decay, or damage, including repair or damage caused by fire or other disaster and which does not result in a change in the existing appearance and materials of a property. Examples of this work shall include, but is not limited to, the following: a. Caulking or reglazing windows; b. Minor repairs to windows, doors, siding, gutters, etc; c. Replacement of existing mechanical equipment; d. Repairing or repaving of flat concrete work in side and rear yards; e. Repairing or repaving of existing front yard paving, concrete work and walkways, if material the same or similar in appearance is used; f. Roofing work, if no change in appearance occurs; g. Foundation work, if no change in appearance occurs; and h. Chimney work, if no change in appearance occurs.
Outdoor Cooking Area	An area outdoors used for the preparation of food such as barbeque pits, grills, pizza ovens, smokers, rotisseries and other similar cooking facilities.
Outdoor entertainment	Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities. Typical uses include sports arenas, racing facilities, amusement parks, golf driving ranges and miniature golf courses.
Outdoor storage	Any area used for the purposes of trash collection (outdoor loading and unloading spaces; docks or outdoor shipping and receiving areas; outdoor storage of bulk materials and/or parts; or areas regularly used for outdoor repair storage and/or storage of vehicles. (See also Outdoor Display, Storage (Limited Outdoor) and Storage (General Outdoor).
Overnight accommodations	A building, or a group of buildings, used for transient lodging open to the general public and that may provide additional services such as restaurants, meeting rooms, entertainment, and recreational facilities. An overnight accommodation may offer suites, which include kitchen facilities, sitting rooms, and bedrooms. Such establishments may be designated as an automobile court, hotel, motel, motor lodge, motor court, tourist cabin, tourist court, or other similar designations.
Owner	The person having the right of legal title or beneficial interest in or a contractual right to purchase a parcel of land. For the purpose of providing notices required by this Chapter, the owner is the person who last paid taxes on any parcel as identified by county property tax records.
Paging system, outdoor	Any outdoor speaker system for the provision of music, advertising, notification or any order box or other speaker device associated with a drive-through facility.
Palm Valley Plan	Palm Valley Area Planning & Design Study approved by the City Council, August, 2000.
Parcel	Any legally described area of land.
Park, community	A site of approximately 16 to 500 acres with a service area of several neighborhoods. Facilities included in such a park are tennis courts, separate or multi-purpose sport fields/small complexes, playgrounds, picnic areas, walking/jogging trails, swimming pools, open space, restrooms, lakes, skate parks, and/or other specified facilities (disc golf, etc)

Term	Definition
Park, linear/linkage	Usually developed around a natural resource such as a creek, river, or lakeshore. The potential benefits of a linear park/linkage are numerous. Not only can a linear park/linkage system preserve valuable open space and natural habitat, it can (a) provide a natural environment for walking, jogging, and bicycling trails, (b) provide a transportation corridor linking neighborhoods to parks, schools, and shopping areas, and (c) provide a variety of passive recreational opportunities all free or relatively free from automobile interference. Linear parks/linkages can also serve as a natural buffer between land uses, serve as utility (underground) easements and can usually be acquired at a relatively inexpensive price due to the potential of flooding.
Park, neighborhood	A site of approximately 1 to 15 acres which serves the area within $\frac{1}{4}$ to $\frac{1}{2}$ mile radius with both active and passive recreational opportunities. Facilities found in neighborhood parks typically include playgrounds, picnic areas, shelters, pavilions, play courts (tennis/volleyball), open space, benches, walking trails and restrooms if necessary. A playground is defined as combinations of the following: swings, slides, climbing apparatus and play apparatus. Parking only if along collector or arterial streets for traffic safety.
Park, regional / metropolitan	A site of 500 or more acres which serves the area within an approximate one (1) hour drive time of the park with a wide range of recreational opportunities. The list of potential facilities include sports fields, tennis courts, basketball courts, swimming pools, campgrounds, bicycle and hiking trails, nature areas, a golf course, recreation center, amenity center (leisure pools, etc.), restrooms, and ample parking. As indicated by the broad range of facilities, such a park should provide both active and passive recreational opportunities.
Parking bay	A single row of parking between the end islands
Parking space	An area located in other than a public right-of-way reserved exclusively for the parking of motorized vehicles.
Parking, commercial	Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.
Parking, general	Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility that serves a principal use, but is not contiguous to or adjacent to the principal use and due to its location is not considered an accessory to a principal use.
Parks and recreation facilities	Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public and under the management or control of a public agency. The term also includes golf courses, whether public or private.
Passenger terminal	Facilities for the takeoff and landing of airplanes and helicopters, and terminals for rail or bus service. Typical uses include bus passenger terminals, train passenger terminals, airports, and helicopter landing facilities.
Paved areas	An area surfaced with asphalt, concrete or similar all weather surface, not including gravel.
Pedestrian way	A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.
Permanent building	A building attached to a permanent slab on grade or a pier and beam foundation.
Permanent foundation	An exterior wall and necessary support columns or piers designed to support any building for the usable life of that structure. The exterior wall of a permanent foundation shall conform to the foundation requirements of the building code.
Person	This term includes the words individual, partnership, firm, corporation, association, governmental body and all other legal entities, or the agent of any of the aforesaid.

Term	Definition
Pervious	The ability of a substance to allow water to permeate.
Place of worship	A use located in a permanent building, except where otherwise provided for in this Chapter, providing regular organized religious worship. Parsonages, rectories, and buildings providing classroom space for religious education shall be considered part of the permitted principal use. Accessory uses shall include but are not limited to primary or secondary educational facilities, offices, community recreational facilities and day care facilities including facilities for mother's day out programs.
Planned Unit Development (PUD)	A tract of land containing any combination of two or more principal uses permitted by right or as a conditional use in the PUD district in which the development is proposed. Development may be done as a whole or in a definitely programmed series of development phases.
Planning and Zoning Commission	The Planning and Zoning Commission of the City of Round Rock, Texas.
Poultry Farm	An area where fowl are confined and fed to fatten them for commercial purposes or areas where laying fowl are confined and fed for their eggs for commercial purposes.
Primary entrance and building facade	The face of a building that serves as a primary entrance intended for use by customers of a business within the building. This building face shall not include service areas, trash collection, loading dock, or other similar functions. The primary face of a building shall receive the highest level of architectural treatment on the building. A building may have more than one primary facade.
Private drive	Any street or road that is not publicly owned, dedicated or intended to be dedicated, and maintained and used for access by the occupants of the development, their guests, and the general public.
Property line	A line bounding a parcel which divides one parcel from another or from a street or any other public or private space (same as "lot line")
Protected Tree	A tree 8 inches in diameter or greater, measured 4 ½ feet above natural grade level. The following species of trees are not included in the definition of protected tree: Celtis Occidentalis (Hackberry), Melia Azedaragh (China Berry), Sapium Sebiferum (Chinese Tallow), Bois D' Arc (Horse Apple) and Juniperus Ashei (Texas Common Cedar).
Public View	A view to a subject property from a public street or an adjacent property, or from portions of a subject property that are utilized by the general public.
Recreational vehicle	A unit designed as temporary living quarters for recreational, camping or travel use that has a body width not exceeding 8 feet and a body length not exceeding 40 feet. Units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers, camping trailers, converted buses, house boats or other similar units as determined by the Zoning Administrator. A recreational vehicle may or may not include individual toilet and bath.
Reflectivity, 20 percent	The degree of transparency of glass, as measured by the manufacturer's specifications.
Registered Landscape Architect	An individual currently registered or licensed by the state of Texas to practice landscape architecture.

Term	Definition
Removal	<p>As it applies to a protected tree means, the uprooting, severing the main trunk or any activity, which causes, or may reasonably be expected to cause a tree to die. Activities such as, but not limited to, damage inflicted upon the root system by machinery, storage of materials, or soil compaction; substantially changing the natural grade above the root system or around the trunk; excessive pruning; or paving with concrete, asphalt, or impervious materials within the dripline in a manner which may reasonably be expected to destroy the tree.</p>
Retail sales and service	<p>An establishment primarily engaged in the sale, lease or rent of new or used products to the general public, including those providing personal services, entertainment, product repair or sales of consumer goods, but excluding those establishments more specifically defined in this section. The following are typical uses:</p> <p>Sales-Oriented:</p> <p>Stores selling, leasing, or renting consumer, home, and business goods including alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, medical supplies, musical instruments, pet food and/or pets, pharmaceuticals, photo finishing, picture frames, plants, printed material, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos</p> <p>Personal Service-Oriented:</p> <p>Animal grooming and veterinarians Banks Business, driving, martial arts and other trade schools Dance, art, or music studios or classes Security services Dry-cleaning and laundry drop-off establishments Hair, tanning, and personal care services Athletic or health clubs Laundromats Mortuaries Photographic studios Photocopy, blueprint, and quick-sign services Psychics and mediums Taxidermists</p> <p>Entertainment-Oriented:</p> <p>Membership clubs and lodges Private lodges or service clubs</p> <p>Repair-Oriented:</p> <p>Locksmith Repair of appliances, bicycles, canvas products, clocks, computers, guns, jewelry, musical instruments, office equipment, radios, shoes, televisions, and watches Tailor Upholsterer</p>
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas	<p>An establishment primarily engaged in the sale, lease or rent of new or used products to the general public that consists of goods that are stored and distributed outdoors. A typical use is a lumber yard.</p>

Term	Definition
Right-of-way	A strip of land acquired by reservation, dedication, prescription, or condemnations and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.
Root collar	An encircling structure of swollen tissue or a marked color change (from the tree bark) located at the highest part of the root system joining the trunk of a tree at or slightly below the soil line.
Row House	Multiple housing units often two or 2 ½ stories tall and often having a narrow front facade with raised front steps off the sidewalk to access the main entrance built adjacent to one another with common walls, separate access to each unit from the street and parking access from the rear.
School, business or trade	A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college, university, or public or private educational facility.
School, elementary	A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of Texas.
School, high	A public, private or parochial school offering instruction at the senior high school level in the branches of learning and study required to be taught in the public schools of Texas.
School, middle	A public, private or parochial school offering instruction at the middle (junior) school level in the branches of learning and study required to be taught in the public schools of Texas.
School, post-secondary	An educational institution or other institutions of higher learning that offer courses of general or specialized study leading to a degree.
Screening	A method of visually obscuring nearby structures or land uses (i.e. parking, vehicle use areas, outdoor storage) from another land use by using one or a combination of fencing, walls, dense vegetation, and berming.
Self-service storage	Storage services primarily for personal and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.
Senior housing	Housing that is occupied solely by seniors; or that houses at least one person who is age 55 or older in at least 80 percent of the occupiable units, and adheres to a policy that demonstrates an intent to house persons who are age 55 or older.
Seniors	Persons 62 years of age or older.
Service area	The area on site used by a business to service the building with deliveries or other necessary services associated with the maintenance and operation of the building and may include, but is not limited to a loading space, loading dock, or outdoor storage, trash dumpster and mechanical equipment.
Service station	An establishment engaged in the sale of motor vehicle fuel.
Setback, front	A setback extending the full width of a lot between the street lot line and the front building line.
Setback, rear	A setback extending the full width of the lot in the area between the rear lot line and the rear building line.
Setback, side	A setback extending the full length of the lot in the area between a side lot line and a side building line.
Setback, street side	A setback extending the full width of a lot between the street lot line and a side building line.
Sewage treatment plant, public	Any facility designed for the collection, removal, treatment, and disposal of waterborne sewage that serves in excess of two dwelling units and is operated by a publicly regulated board/organization.

Term	Definition
Shared Parking	A parking facility, such as a parking lot or parking garage that is used jointly by one or more uses, in accordance to an executed shared parking agreement.
Shrub, large	Any species of plant material, typically multi-stemmed, that reaches a height of ten (10) feet or more upon maturity.
Shrub, medium	Any species of plant material, typically multi-stemmed, that reaches a height of six (6) feet to ten (10) feet upon maturity.
Shrub, small	Any species of plant material, typically multi-stemmed, that reaches a height of three (3) feet to six (6) feet upon maturity.
Sign	Any device or surface on which letters, illustrations, designs, figures, or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached and used for advertising purposes.
Single-family, attached	A single dwelling unit, located on its own lot, and that shares one or more common or abutting walls with one other dwelling unit.
Single-family, detached	A single dwelling unit, located by itself on a single lot with no other dwelling units attached.
Single-family, village residential	A single dwelling unit, located on its own lot, not attached to any other dwelling unit, and with a rear-access garage.
Single-family, zero lot line	A single dwelling unit, located on its own lot, not attached to any other dwelling unit and set on or within 2 feet of one interior side lot line.
Single-Story Mixed Use Residential	A residential unit in a single-story building containing non-residential uses.
Site	A parcel of land for which a permit is issued pursuant to this Chapter.
Stormwater runoff	Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water, measured in depth of inches.
Story	A set of rooms on one floor level of a building.
Story, half	A space under a sloping roof that has the line of intersection of the roof and wall face not more than three feet above the floor level, and in which space the possible floor area with head room of five feet or less occupies at least 40 percent of the total floor area of the story directly beneath.
Street	A public thoroughfare (street, drive, road, avenue, boulevard) that has been or is intended to be dedicated for public use or a private right-of-way which provides principal vehicular and pedestrian access to adjacent properties.
Street centerline	A line midway between street right-of-way lines.
Street dedication	The designation by plat, certified survey map, or written deed of a certain area to be used for public street purposes. A dedication transfers title to the dedicated area from the private landowner to the public domain.
Street right-of-way line	The dividing line between a privately owned lot or parcel of land and the outside boundary of a public or private street.
Street tree landscaping	The placement of large canopy trees in a linear or staggered layout that visually creates a corridor along or within a public right-of-way or private drive.
Street yard	For the purpose of this section, the area of a lot which lies between the property line adjacent to street or right-of-way and the actual front wall line of the building, as such building wall line extends from the outward corners of the building, parallel to the street.
Street, alley	A public traffic way, other than a street, 20 feet or less in width affording secondary means of access to abutting property. An alley serves as the primary means of access to a rear garage.
Street, arterial	A major vehicular thoroughfare as designated in the General Plan.

Term	Definition
Street, collector	An intermediate major vehicular thoroughfare that is typically designed to carry moderate volumes of traffic from local streets to arterial streets.
Street, cul-de-sac	A street having one end open to vehicular traffic and the other end permanently closed with a vehicular turnaround.
Street, local	A street providing access to adjacent land, service to travel short distances, the lowest level of mobility, and access service to other streets.
Street, minor arterial	Roadways which serve a mobility function for longer-distance trips but handle moderate volumes of traffic at moderate speeds. Minor arterials provide connections to collector routes, which serve communities and local areas.
Street, private	An impervious roadway that is not dedicated for public use and for which no highway authority has any jurisdiction or maintenance responsibilities and that is used as the principal means of access to not more than three abutting lots.
Street, public	An improved roadway, constructed within the boundaries of an officially deeded and accepted public right-of-way, which affords principal means of access to abutting property and is maintained by the City.
Street, stub	A nonpermanent dead end street intended to be extended in conjunction with the subdivision and development of the adjacent unplatted land.
Structural alterations	Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls.
Structure	Anything man-made constructed, erected, or placed, which has location in or on the ground or is attached to something having a location on the ground.
Surrounding	Surrounding shall mean properties located immediately adjacent to (abutting) the subject property. While location across a local street shall be considered "surrounding," location across a collector or arterial street shall not.
Temporary building	An enclosed building which complies with the provisions of Section 11.425(2) of this Chapter or an enclosed building, the use of which is incidental to construction work on the premises, which enclosed building shall be removed upon the completion or abandonment of construction work and which complies with the provisions of Section 11.425(4) of this Chapter.
Townhouse	A medium intensity land use devoted to moderate density attached or detached residential development. Maximum 12 units per acre. See Section 11.407.
Townhouse, Multi-Unit	A Townhouse development having more than one dwelling unit per lot, either attached or detached.
Townhouse, Single-Unit	A Townhouse development having only one dwelling unit per lot.
Traffic impact study	An analysis of the effect of traffic generated by a development on the capacity, operations, and safety of the public street and highway system.
Trailhead	The point or place where a trail begins.
Tree	A woody plant having one or more well defined stem or trunk and a more or less definitely formed crown, and usually attaining a mature height of at least eight (8) feet.
Tree, large	Any species of tree that typically reaches a height of forty (40) feet or more upon maturity.
Tree, medium	Any species of tree that typically reaches a height of twenty five (25) feet to forty (40) feet upon maturity.
Tree, small	Any species of tree that typically reaches a height of eight (8) feet to twenty-five (25) feet upon maturity.

Term	Definition
Upper-story residential	Dwelling units located on the second floor in a building with ground-level nonresidential uses.
Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
Use, accessory	A use that: (1) is subordinate to and services a principal building or a principal use legally existing on the same zoning lot; (2) is subordinate in area, extent and purpose to the principal building or principal use; (3) contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served and (4) is located on the same zoning lot as the principal structure or principal use served.
Use, temporary	A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time.
Utility, intermediate	Services necessary to support principal development and involve only minor structures, such as lines, poles, minor electrical switching facilities, lift stations, and gas regulated facilities.
Utility, major	Primary substations, generating plants, water treatment plants, wastewater treatment plants and similar facilities.
Utility, minor	Service necessary to support a principal development and involving only ground mounted mechanical equipment.
Vacation	The termination of or termination of an interest in an easement, right-of-way, or public dedication of land.
Vehicle reclamation yard	Any area, lot, land or parcel used for the storage, collection, processing, purchase, sale, or abandonment of inoperable motor vehicles.
Vehicle renting, limited	A leasing operation with no more than 8 available vehicles located on site at any given time.
Vehicle repair facilities and body shops	An establishment that provides service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Typical uses include full service gas stations with repair or vehicle service bays, auto repair garages, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.
Vehicle sales, rental or leasing facilities	The sale or rental of automobiles, noncommercial trucks, motorcycles, recreational vehicles, or boats, including storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.
Vehicle storage and towing	Includes short term (6 months or less) storage of operable vehicles for sale or lease. Includes towing service and associated storage.
Vehicular use areas	Paved surface areas used for the purpose of vehicular circulation (i.e. drives, isles,) parking and storage.
Warehouse and freight movement	An establishment engaged in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Typical use include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; Transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred; and the stockpiling of sand, gravel, or other aggregate materials.

Term	Definition
Waste-related service	Uses that receive solid or liquid wastes from others for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material. Typical uses include solid or liquid waster transfer or composting facilities and recycling centers.
Wholesale trade	An establishment engaged in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Typical use include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware.
Zoning Administrator	A member of the City staff appointed by the City Manager who has the duty of administering this Chapter.
Zoning Board of Adjustment	The board that has been created by the City Council to hear and determine Appeals of Administrative Decisions, special exceptions and variances.

11.802

11.802

(Ordinance No. G-06-01-26-9B1 of January 26, 2006 as amended by Ordinance No. Z-06-02-09-9A5 of February 9, 2006, and Ordinance No. Z-06-06-08-9B5 of June 8, 2006)

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Appendix A – Summary Use Table by District

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Residential Uses																							
Apartment	--	--	--	--	--	--	P	--	- -	--	--	--	--	--	--	--	--	--	P / S	--	--	--	11.423(2)
Group Home (6 or fewer persons)	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(12)
Group Living	--	--	--	--	--	--	--	--	- -	--	--	--	--	-	--	--	--	P / S	P / S	--	--	P / S	11.423(13)
Industrialized Housing	P	P	P	P	P	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Single-family, attached	--	--	--	--	P	--	--	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(24)
Single-family, detached	P	P	P	--	--	--	--	P / S	P / S	--	--	--	--	--	P	--	--	--	--	--	--	P	11.423(24)
Single-family, detached Manufactured Home	--	--	--	P	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Single-family, zero lot line	--	--	P	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Single-family, village residential	--	--	P	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Single-Story Mixed-Use Residential	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(24.1)

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Townhouse	--	--	--	--	--	P	P	--	- -	--	--	--	--	--	--	--	--	--	P / S	--	--	P / S	11.423(25)
Upper-story residential	--	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(26)
Public and Civic Uses																							
Amenity Center	P / S	P / S	P / S	P / S	P / S	P / S	P	--	- -	P / S	--	P / S	--	--	--	--	--	--	P / S	--	--	--	11.423(1)
Cemetery, Mausoleum, Columbaria, Memorial park	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	P	P	P	--	--	S E	--	--
Community Service	--	--	--	--	--	--	--	P	P	P / S	--	--	--	--	--	--	P	P	P / S	--	P / S	P	11.423(7)
Day Care (in home) for 6 or fewer children	P / S	P / S	P / S	P / S	P / S	P / S	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(8)(a)
Day Care, all other	--	--	--	--	--	--	P / S	P	P / S	P / S	P / S	P	--	--	--	--	--	P	--	--	--	P / S	11.423(8)
Funeral Home	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Golf course/ country club	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	P / S	--	11.423(10)
Government Facilities	--	--	--	--	--	--	--	P	P	P / S	--	P	--	--	--	--	P	P	--	--	--	P	11.423(11)
Hospital	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	P	--	--	--	--	--

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Institution	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	S E	--	--	--	--	--
Monopole	--	--	--	--	--	--	--	--	- -	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	11,423(31)
Park, Community	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	11.423(16)
Park, Linear/ Linkage	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	11.423(17)
Park, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	--
Park, Regional/ Metropolitan	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	P	--	--
Passenger terminal	--	--	--	--	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	S E	11.423(18)
Place of Worship	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	P	P	P	P	--	--	P	--
Place of Worship (with accessory uses not exceeding 2,500 sf.)	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	P / S	--	--	--	--	--	--	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.)	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	--	--	P / S	--	--	--	--	--	--	11.423(20) (a)

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Place of Worship (with accessory uses not exceeding 20,000 s.f.)	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	P / S	--	--	--	--	--	11.423(20) (a)
Place of Worship (with unrestricted s.f. of accessory uses)	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	P / S	--	--	--	--	11.423(20) (b)
Schools: Business, Trade and Post-Secondary Educational Facilities	--	--	--	--	--	--	--	P	P	--	--	P	--	--	--	--	--	P / S	--	--	--	--	11.423(22) (d)
School, Elementary	--	P / S	P / S	P / S	P / S	P / S	P / S	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(22) (a)
School, Middle	--	P / S	P / S	P / S	P / S	P / S	P / S	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(22) (b)
School, High	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	P / S	--	--	--	--	11.423(22) (c)
Self-Enclosed Monopole	P / S	P / S	P / S	--	--	--	--	P / S	P / S	--	--	P / S	P / S	P / S	--	--	--	P / S	--	--	P / S	--	11.423(31)
Utility, Minor	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	11.423(27) (a)
Utility, Intermediate	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	11.423(27) (b)

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Utility, Major	--	--	--	--	--	--	--	--	- -	--	--	--	P / S	P / S	--	P / S	P / S	P / S	--	--	--	P / S	11.423(27) (b)
WTF; Attached	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	11.423(31)
WTF; Stealth	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	11.423(31)
Commercial Uses																							
Auto service facilities	--	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	11.423(3)
Bed and Breakfast	--	--	P / S	--	--	--	--	P / S	- -	P / S	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(4)
Carwash	--	--	--	--	--	--	--	P / S	P / S	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	11.423(5)
Commercial parking	--	--	--	--	--	--	--	P / S	P / S	--	--	P / S	P	P	--	--	--	P	--	--	--	P / S	11.423(6)
Eating establishments	--	--	--	--	--	--	--	P	P / S	P / S	--	P / S	--	--	--	--	--	--	--	--	--	P / S	11.423(9)
Eating establishments with outdoor cooking areas	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	S E	
Heavy equipment sales and leasing	--	--	--	--	--	--	--	--	- -	--	--	--	--	P	--	--	--	--	--	--	--	--	--
Indoor entertainment activities	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(13.2)

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Live/Work Units	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(13.3)
Office	--	--	--	--	--	--	--	P	P	P / S	P	P	P	P	--	--	--	--	--	--	--	P	11.423(14)
Office, Medical	--	--	--	--	--	--	--	P	P / S	P / S	P / S	--	--	--	--	--	--	P	--	--	--	P / S	11.423(14) (15)
Office, Public	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	P	P	P	--	--	--	--	--
Outdoor entertainment	--	--	--	--	--	--	--	S E	S E	--	--	--	--	--	--	--	--	--	--	--	S E	S E	--
Overnight Accommodations	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Parking, General	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	11.423(6)
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas	--	--	--	--	--	--	--	--	- -	--	--	--	P	P	--	--	--	--	--	--	--	--	--
Retail Sales and Service	--	--	--	--	--	--	--	P	P / S	P / S	--	P / S	--	--	--	--	--	--	--	--	--	P / S	11.423(21)
Self-service storage	--	--	--	--	--	--	--	P / S	- -	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	11.423(23)
Vehicles Sales, Rental or Leasing Facilities	--	--	--	--	--	--	--	P / S	P / S	--	--	P / S	--	--	--	--	--	--	--	--	--	--	11.423(29)

Summary Use by District																							
Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	AG	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --- Not permitted																							
Vehicle Storage and Towing	--	--	--	--	--	--	--	--	- -	--	--	--	--	P	--	--	--	--	--	--	--	--	--
Industrial Uses																							
Light Industrial Service, Manufacturing and Assembly	--	--	--	--	--	--	--	--	- -	--	--	P	P	P	--	--	--	--	--	--	--	--	--
Mineral Extraction	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	--	--	--	--	--	P	--	--	--
Vehicle Repair Facilities and Body Shops	--	--	--	--	--	--	--	SE	- -	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	11.423(28)
Warehouse and Freight Movement	--	--	--	--	--	--	--	--	- -	--	--	--	P	P	--	--	--	--	--	--	--	--	--
Waste-Related Service	--	--	--	--	--	--	--	--	- -	--	--	--	P / S		--	--	--	--	--	--	--	--	11.423(30)
Wholesale Trade	--	--	--	--	--	--	--	--	- -	--	--	P	P	P	--	--	--	--	--	--	--	--	--
Other Uses																							
Agricultural Operations	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	P	--	--	--	--	--	--	--	--
Fowl Raising	--	--	--	--	--	--	--	--	- -	--	--	--	--	--	P	--	--	--	--	--	--	--	--
Livestock Raising	P / S	--	--	--	--	--	--	--	- -	--	--	--	--	--	P	--	--	--	--	--	--	--	City Code, Chapter 2

(Amended by Ordinance No. Z-04-02-12-13A3 of February 12, 2004, Ordinance No. Z-04-06-10-12C1 of June 10, 2004, Ordinance No. Z-04-08-12-12C1 of August 12, 2004,

Ordinance No. Z-05-06-23-13C3 of June 23, 2005, Ordinance No. Z-05-11-10-12E1 of November 10, 2005, Ordinance No. Z-05-12-01-8B5 of December 1, 2005, and Ordinance No. Z-06-06-08-9B5 of June 8, 2006)